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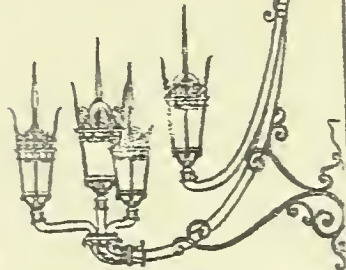
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SITEFINDER

BOSTON INDUSTRIAL REAL ESTATE LISTINGS 1998

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CITY OF BOSTON
Thomas M. Menino, Mayor

Thomas N. O'Brien
Chief Economic Development Officer

SITEFINDER

BOSTON INDUSTRIAL REAL ESTATE LISTINGS 1998

Prepared by
David G. Williams
Maps by
Rolf Goetze
Boston Redevelopment Authority
Policy Development and Research
Robert W. Consalvo, Director

Copies of the SITEFINDER may be purchased at:
Boston Redevelopment Authority
Research Desk, 9th floor
Boston City Hall
One City Hall Square
Boston, MA 02201
617-722-4300 x4321

For more information about using the SITEFINDER
or other business assistance in Boston contact:
Mayor's Office of Business Services
Boston City Hall
One City Hall Square
Boston, MA 02201
617-635-5555



THOMAS M. MENINO, *MAYOR*
CITY OF BOSTON

Boston Redevelopment Authority
Thomas N. O'Brien, *Director*

Clarence J. Jones, *Chairman*
Consuelo G. Thornell, *Treasurer*
Joseph W. Nigro Jr., *Co-Vice Chairman*
Michael Taylor, *Co-Vice Chairman*
John M. Moscardelli, *Member*
Harry R. Collings, *Secretary*

May 1998

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Site Profiles.....	15
(Listed by Neighborhood)	
Allston-Brighton	East Boston
Central Boston	Hyde Park
(includes: Downtown, Back	Jamaica Plain
Bay/Beacon Hill, Chinatown,	Mattapan
and Fenway/Kenmore	Roslindale
Charlestown	Roxbury
(includes: Charlestown	South Boston
Navy Yard)	(includes Marine Industrial Park)
North Dorchester	South End
South Dorchester	

INTRODUCTION

SITEFINDER is a comprehensive listing of industrial sites in Boston available for lease or purchase. This listing is designed to help companies that need expansion or relocation space find suitable industrial sites in the city. It contains 106 detailed profiles of available industrial space -- buildings and land -- located in Boston's neighborhoods, as well as in Boston's Charlestown Navy Yard and Marine Industrial Park. The site profiles presented in the **SITEFINDER** are based on information provided by brokers and owners of industrial sites in Boston.

The **SITEFINDER** is updated annually by the Boston Redevelopment Authority and serves as a valuable source of information for individuals, companies, and the real estate community. Information on leasable industrial sites in Boston is made available through the printed **SITEFINDER** book. (The Boston Redevelopment Authority is currently exploring the possibility of providing on-line access to the **SITEFINDER**.)

Individuals and firms seeking additional assistance in better identifying or evaluating their real estate needs may also contact the Mayor's Office of Business Services (MOBS) in Boston City Hall at 635-5555. Staff in the Mayor's Office of Business Services can also access the **SITEFINDER** electronically to search for site options. Individuals and firms which have identified potential Boston sites and need further information and business assistance should also contact the Mayor's Office of Business Services.

BOSTON'S ECONOMIC LEADERSHIP

Boston's 1990 population of 574,283 makes it the largest city in New England and the 20th largest in the U.S. Encompassing only 48.4 square miles, however, Boston is actually the second smallest major city *in land area* in the country.

Despite its relatively small land size and population, Boston's influence is felt throughout the region. Boston is the economic, educational, medical, and cultural capital for the entire New England region. Boston is the center of the seventh largest metropolitan area in the nation, with a population of 5.4 million people in the Consolidated Metropolitan Statistical area (CMSA) as defined by the federal government. The smaller Primary Metropolitan Statistical Area (PMSA) includes over three million people.

About 648,000 people work in the city, making Boston - along with Washington, D.C. and San Francisco - one of only three major cities that have more jobs than residents. In fact, one out of every six jobs in Massachusetts and one of every 13 jobs in New England is located within the City of Boston. The city's economy is service based and its leading industries are financial services, health care, education, high technology and tourism.

The current status of the Boston economy is one of an ongoing economic recovery following the 1988-1992 downturn. Economic results for 1992-1997 reveal continuing economic growth as measured by primary economic indicators such as increasing employment, declining unemployment rates, improvement in the office

market, strong sales and stable prices in residential real estate, over \$1.08 billion of private development construction investment in fiscal year 1997, and several large public sector projects underway to improve the infrastructure capacity of the City.

More than 60,000 jobs have been restored since the low point of the recession in 1992. At the end of 1996 the number of jobs in the City was over 636,000. Preliminary 1997 data show another 11,500 jobs were added, bringing the total to more than 648,000 jobs, well on the way to reaching the 1988 peak of 653,000 jobs.

Unemployment continues to decline. The average unemployment rate for all of 1997 was 4.1% - the lowest since 1989. February of 1998 recorded a 3.4% unemployment rate, a significant improvement from the 9.2% rate registered at the peak of the regional recession in June 1991.

The commercial real estate markets have improved from 1991 with the class A office market vacancy rate reaching 4.5% in December 1997, down from a high of over 17% in 1991. Some real estate observers peg the Class A office vacancy rate even lower - 3.7% according to one and only 1.8% when sublet space is factored out according to another. Residential real estate has posted increasing sales since 1992 and housing sales prices, stable since 1992, are beginning to rise.

Boston is home to 31 public and private colleges and universities, with a combined full-time and part-time enrollment of about 134,000 students within the city limits. Altogether there are 73 colleges and universities in the surrounding area with over 262,000 students. The combination of highly skilled jobs and the large number of colleges and universities results in a highly educated workforce and a population that is relatively younger than other cities.

There are 27 hospitals located within the city along with three of the nation's leading medical schools. Boston is also home to renowned museums, nationally recognized symphony and Pops orchestras, professional theaters, and many performing and visual artists whose combined presence creates a strong cultural dynamic in the city.

As a government center, Boston is the state capital of the Commonwealth of Massachusetts, and the seat of Suffolk County as well as the host to several regional offices of the federal government.

Boston is bordered on the east by Boston Harbor, a major economic and recreational resource for the region. The Port of Boston serves the New England region and beyond as a natural deep-water berth and provides access to world ports as well as feeder service to Halifax, Canada and the Port of New York. During FY97 the container terminals in Charlestown and South Boston handled 72,000 containers with 446 thousand tons of cargo.

The city contains 795 miles of streets. Eight major highways feed into downtown Boston and the city is encircled on the north, west and south by suburbs linked by Route 128, the state's circumferential highway. The city is also served by three limited access U.S. interstate highways: I-90 (the Massachusetts Turnpike), which runs west across

Massachusetts to New York; I-95, which runs south through Rhode Island and Connecticut and northeast through New Hampshire and Maine; and I-93, which runs northwest through New Hampshire and into Vermont.

Boston had the first subway system in the nation and its current mass transit system is operated by the Massachusetts Bay Transportation Authority (MBTA), which makes over one million average daily passenger trips and serves 680,000 riders every day.

Boston's Logan International Airport, just minutes from downtown, served 25 million passengers in FY97, making it the 17th busiest airport in the U.S. and the 26th busiest in the world.

The city contains 2200 acres of recreational parks and playgrounds. Over 50% of the land is tax exempt, owned by government, religious, and charitable organizations. There are over 250,000 housing units in the city, with 28.1% of them owner-occupied and 63.0% renter-occupied.

CONTENTS OF THE SITEFINDER

The 1998 edition of **SITEFINDER** lists **106 sites** with **3,648,351** square feet of available industrial space in Boston. (See Table 1.)

Table 1
Industrial Space in Boston

Category	Total Building Space (SF)	Percent of Total Space in Boston	Percent of Total Space in Current SITEFINDER Records
Total City of Boston Industrial ¹	50,346,006	100.0%	NA
Total SITEFINDER Records ²	27,206,299	54.0%	100.0%
Total Current SITEFINDER Records ³	10,225,161	20.3%	37.6%
Total Current SITEFINDER Records with Some Space Available ⁴	6,507,826	12.9%	23.9%
Total Vacant Space in Current SITEFINDER Records ⁴	3,648,351	7.3%	13.4%

¹ Assessor's Records, City of Boston, 1992.

² 554 sites obtained from surveys of owners and brokers begun in 1991.

³ 205 sites based on responses to surveys at the beginning of 1997.

⁴ 106 sites based on responses to surveys at the beginning of 1997.

According to records from the Assessor's office of the City, there is more than 50 million square feet (SF) of space in Boston classified as industrial. However only 5% (59.6 million square feet) of the total *land area* in Boston is classified as industrial. **SITEFINDER** records accumulated over the past seven years include 554 sites with more than 27 million SF, or 54% of the total industrial building space in Boston.

However, as noted earlier, **SITEFINDER** is updated by survey annually, and not every property owner or broker chooses to participate or is able to be identified. As a result, current or active listings tend to be less than the total set of records in the system. This year, a total of 205 properties with over 10 million SF of space were actively listed with **SITEFINDER**. Of those properties currently listed, about 50% of them - 106 sites - have more than 3.6 million SF of available vacant space in Boston's neighborhoods.

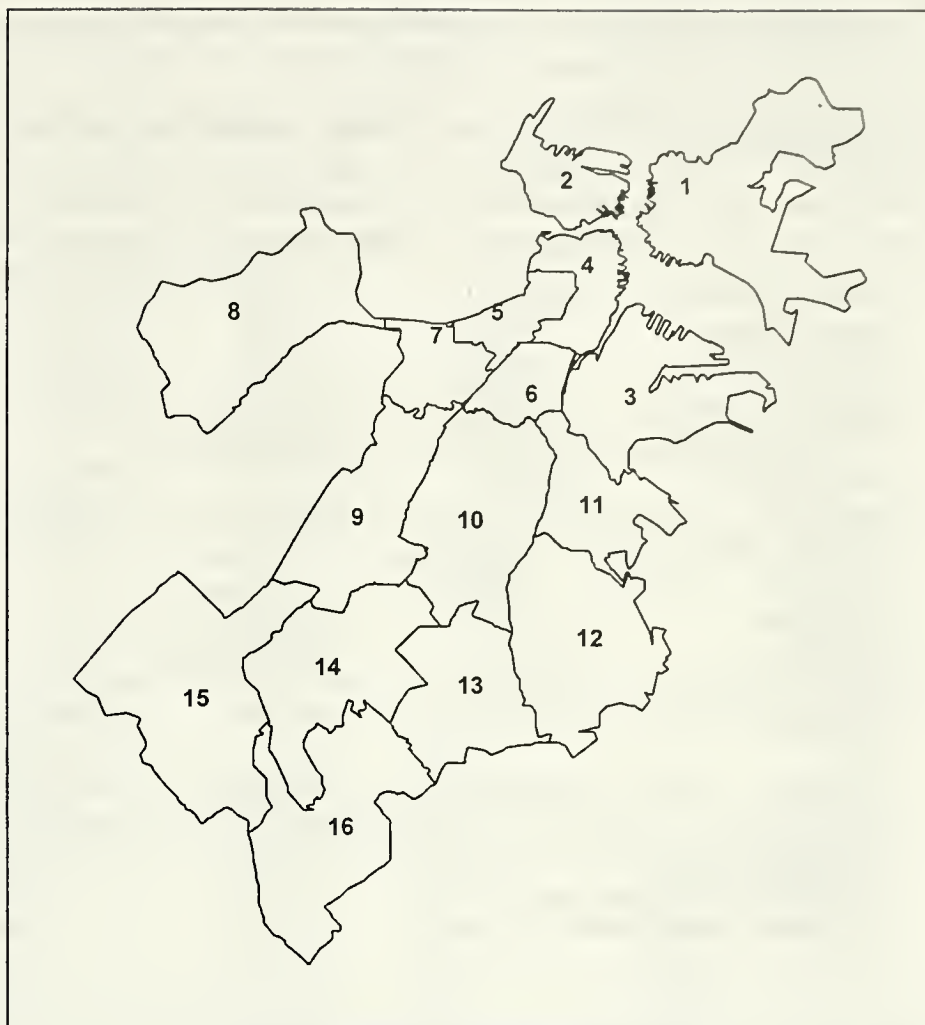
While not directly comparable, since listings are made on a voluntary basis, it is interesting to note that, according to **SITEFINDER** records, this year's total available vacant space (3,154,287 s.f.) is just slightly higher than last year's total (3,112,379 s.f.) and less than half of the total of two years ago (1996 - 7,513,319 s.f.). The current economic boom may help to explain this difference.

NEIGHBORHOOD LISTINGS

SITEFINDER is divided into sections representing Boston's neighborhoods. Boston's 16 neighborhoods have historically been defined by Boston Redevelopment Authority as the city's planning districts and reflect the city's traditional neighborhoods as closely as possible. Since they were first established, these neighborhood planning districts have been used as the basis for planning growth and development, establishing zoning regulations, and studying demographic changes over time. Boston's neighborhoods are listed in Table 2 below and shown on the map which follows. Additional economic and demographic information is available on each neighborhood from the Boston Redevelopment Authority.

Table 2
Boston's Neighborhoods

Neighborhood	BRA Planning District	Neighborhood	BRA Planning District
East Boston	1	Jamaica Plain	9
Charlestown	2	Roxbury	10
South Boston	3	North Dorchester	11
Central	4	South Dorchester	12
Back Bay - Beacon Hill	5	Mattapan - Franklin	13
South End	6	Roslindale	14
Fenway - Kenmore	7	West Roxbury	15
Allston - Brighton	8	Hyde Park	16



Map of Boston's Neighborhoods

SITEFINDER lists only industrial sites in Boston that are currently being marketed by the site owners or brokers who participated in the 1998 **SITEFINDER** survey conducted at the beginning of the year. (Most records in this year's book were updated by the end of April 1998) Also included are publicly owned sites identified from city or state records.

Table 3 lists the neighborhoods of the city and the amount of space available in each. Over half (53.1%) of the space, almost 2 million square feet of the total 3.6 million square feet available, is located in three neighborhoods - South Boston, Hyde Park and Charlestown. South Boston accounts for 23.7% of the leasable space, Hyde Park 17.1% and Charlestown 12.3%. The least amount of available space is found in Mattapan and Central Boston, which are both under 1%. West Roxbury, Back Bay/Beacon Hill, and Fenway-Kenmore have no available industrial space.

Table 3
Leasable Industrial Space in Buildings with Available Space
in Boston's Neighborhoods

Neighborhood	Total Space (SF) in Available Buildings	Vacant Space (SF) in Available Buildings	Percent of Total Available Space
Allston-Brighton	426,765	361,765	9.9%
Central Boston ¹	6,000	6,000	0.2%
Charlestown ²	1,145,600	450,000	12.3%
North Dorchester	180,000	180,000	4.9%
South Dorchester	353,824	301,697	8.3%
East Boston	391,705	307,500	8.4%
Hyde Park	639,150	622,877	17.1%
Jamaica Plain	288,025	137,741	3.8%
Mattapan	40,000	13,000	0.4%
Roslindale	75,000	50,000	1.4%
Roxbury	394,646	293,946	8.0%
South Boston ³	2,497,568	864,282	23.7%
South End	69,543	59,543	1.6%
Total City	6,507,826	3,648,351	100%

¹ Includes Downtown, Back Bay/Beacon Hill, Chinatown and Fenway/Kenmore.

² Includes the Charlestown Navy Yard.

³ Includes the Marine Industrial Park (MIP)

Table 4 presents the distribution of total industrial space across Boston's neighborhoods as currently listed in **SITEFINDER's** records. As noted above, owners or brokers responded to the Boston Redevelopment Authority's survey by updating 205 sites with a total of 10.2 million square feet of space. Of these sites, 106 have a total of 3.6 million square feet of available space.

Three neighborhoods - South Boston, Charlestown, and East Boston - account for 75% of all the industrial space in Boston as listed in the 205 updated **SITEFINDER** records. Over half (53.4%) of the total space is located in South Boston, which includes the Marine Industrial Park. The next largest concentration of industrial space is in Charlestown (12.8%), which includes the Navy Yard. East Boston contains 8.5% of the industrial space. The remaining ten neighborhoods have only 25% of the industrial space in the city.

The total vacancy rate for the 205 sites listed is 35.7%. (Vacancy rates are not comparable from year to year because each year may contain a different set listings; however last years vacancy rate was 18.1% - It is believed that the higher vacancy rate results from the fact that owners and brokers were more prone to respond to the survey when they had space available, as opposed to when their buildings were full.) Of the

neighborhoods with industrial space in the SITEFINDER database, the neighborhood with the lowest vacancy rate is South Boston 15.8%. It is interesting to note that South Boston also contains the highest total amount of industrial space of all the neighborhoods (over 5.4 million square feet). The next lowest are Mattapan (32.5%), Charlestown (34.2%), and East Boston (35.4%). The three largest concentrations of industrial space (South Boston, Charlestown, and East Boston - see above) have a combined vacancy rate of 21.2%. The highest vacancy rates are found in North Dorchester (100%), Central Boston (100%), Hyde Park (95.7%), South End (85.6%), and Allston - Brighton (84.8%).

Table 4
Industrial Space in Boston Reported by Owners and Brokers
in SITEFINDER Survey of 1998 (205 updated sites)

Neighborhood	Total Space (SF) in SITEFINDER Buildings (updated sites)	Percent of Total Listed Space (SF)	Occupied Space (SF)	Vacant Space (SF) in Available Buildings	Vacancy Rate
Allston-Brighton	426,765	4.2%	65,000	361,765	84.8%
Central Boston ¹	6,000	0.1%	0	6,000	100.0%
Charlestown ²	1,313,922	12.8%	863,922	450,000	34.2%
North Dorchester	180,000	1.8%	0	180,000	100.0%
South Dorchester	443,824	4.3%	142,127	301,697	68.0%
East Boston	869,705	8.5%	562,205	307,500	35.4%
Hyde Park	650,962	6.4%	28,085	622,877	95.7%
Jamaica Plain	288,025	2.8%	150,284	137,741	47.8%
Mattapan	40,000	0.4%	27,000	13,000	32.5%
Roslindale	75,000	0.7%	25,000	50,000	66.7%
Roxbury	404,304	3.9%	110,358	293,946	72.7%
South Boston ³	5,457,111	53.4%	4,592,829	864,282	15.8%
South End	69,543	0.7%	10,000	59,543	85.6%
Total City	10,225,161	100%	6,576,810	3,648,351	35.7%

¹ Includes Downtown, Back Bay/Beacon Hill, Chinatown and Fenway/Kenmore.

² Includes the Charlestown Navy Yard

³ Includes the Marine Industrial Park (MIP)

SITEFINDER INDEX

The index which follows displays the available buildings and land by size, street location and neighborhood. Sites with a listing of 0 (zero) available space are sites that owners or brokers requested to have listed regardless of the occupancy of the building.

The site profiles follow the index and are presented in alphabetical order according to street name. Separating each neighborhood section is a divider showing a map of the neighborhood and the neighborhood's location with reference to the city as a whole. Also displayed are the neighborhood's major roadways and its ZIP Codes. Available industrial sites are represented on each map by a shadowed triangle. After each map there is an index for each section listing the sites that are available in that neighborhood.

Within each neighborhood section, each site is described in a one-page profile including information provided by the owner or broker, such as the size of the building or land, space available, lease or sale terms, building description, transportation access, and the name of a contact person.

The **SITEFINDER** reports leasable industrial building space into the following three categories (as reported by owners or brokers):

- TYPE I: Quality industrial space (no major renovations needed) at a reasonable price and with favorable lease terms -- typically used for manufacturing.
- TYPE II: Industrial space with amenities and of high quality -- space primarily used by high-tech and R&D firms.
- TYPE III: Industrial space that requires some capital investment, has unfavorable lease terms (less than 5 years), or is located in an area undergoing use changes -- space primarily used for warehousing/storage and distribution.

The City of Boston is committed to retaining and creating quality job opportunities for Boston residents. **SITEFINDER** is a tool that will enable the City to continue its commitment to create more jobs for its residents by helping companies to expand and locate in Boston. We hope that you will find this publication useful and interesting.

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
ALLSTON-BRIGHTON		
4,000	1686 Commonwealth Avenue	For Lease
10,000	6 - 22 Fordham Road	For Lease
12,000	1480 Soldiers Field Road	For Lease
21,200	25 Fordham Road	For Sale or Lease
33,500	77 Guest Street	For Sale or Lease
33,700	290 North Beacon Street	For Sale or Lease
45,000	1380 Soldier's Field Road	For Sale
75,000	33 Everett Street	For Sale or Lease
127,365	155 North Beacon Street	For Lease
CENTRAL BOSTON		
6,000	28 Piedmont Street	For Sale
CHARLESTOWN		
0	480 Rutherford Avenue	
50,000	529 Main Street	For Lease
200,000	465 Medford Street	For Lease
200,000	425 - 444 Medford Street	For Lease
DORCHESTER - NORTH		
1,000	193 Talbot Avenue	For Lease
14,000	81 East Cottage Street	For Sale or Lease
15,000	1141 Dorchester Ave	For Sale or Lease
150,000	1100 Massachusetts Avenue	For Sale or Lease
DORCHESTER - SOUTH		
0	103 - 105 Clayton Street	For Sale
0	12 Sturtevant Street	
1,600	60 Clayton Street	For Lease
2,100	12 - 14 Hoyt Street	For Lease
2,100	1244 Donald Ave	For Lease
6,772	15 Bay Street	For Sale or Lease
11,600	11 Sturtevant Street	For Lease
12,000	18 Clayton Street	For Sale
22,000	264-276 Adams Street	For Sale or Lease
23,900	140 Granite Avenue	For Sale or Lease
25,000	260 Washington Street	For Sale or Lease
30,625	500 Neponset Avenue	For Sale or Lease
44,000	60 Tenean Street	For Sale or Lease
120,000	690 Dudley Street	For Lease
EAST BOSTON		
8,500	944 Bennington Street	For Lease
43,000	98 Rear Condor Street	For Sale or Lease
46,000	440 McClellan Highway	For Lease
210,000	156 Porter Street	For Sale or Lease
HYDE PARK		
7,500	67 Sprague Street	For Lease

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
HYDE PARK (cont.)		
7,850	1636 Hyde Park	For Sale or Lease
10,000	1616 Hyde Park Avenue	For Lease
11,000	1391 Hyde Park Avenue	For Sale or Lease
11,527	1295 River Street	For Sale or Lease
25,000	21 Industrial Drive	For Sale or Lease
100,000	31 Industrial Drive	For Sale or Lease
450,000	65 Sprague Street	For Lease
JAMAICA PLAIN		
0	76 Stonley Road	For Sale or Lease
0	34 Brookley Road	For Sale
1,000	37 Brookley Road	For Lease
1,200	50 Stedman Street	For Lease
3,000	57-67 Brookside Avenue	For Sale or Lease
7,541	51 - 59 - 71 Amory Street	For Lease
125,000	31 Germania Street	For Lease
MATTAPAN		
13,000	33 Mildred Avenue	For Lease
ROSLINDALE		
25,000	28 Mahler Road	For Sale or Lease
25,000	44 Lochdale Road	For Lease
ROXBURY		
0	34 Newmarket Square	
3,100	104 - 108 Warren Street	For Sale
15,000	18 Fellows Street	For Sale or Lease
15,000	157 Hampden Street	For Sale or Lease
19,000	3039 Washington Street	For Sale or Lease
24,000	75 Proctor St. - 79 Magazine St.	For Lease
24,000	120 Southampton Street	
28,846	87 Kemble Street	For Sale
35,000	10 Cheney Street	For Sale or Lease
40,000	23 Heath St	For Sale
40,000	16 Howard Street	For Sale or Lease
50,000	817 Albany Street	For Sale or Lease
SOUTH BOSTON		
0	205 A Street	
0	46 Midway Street	
0	50 Midway Street	
0	121 West First Street (off A Street)	For Lease
0	332 Congress Street	For Lease
0	374 Congress Street	For Lease
0	368 Congress Street	For Lease
3,600	12 Farnsworth Street	For Lease
5,500	36 West Broadway Street	For Lease
5,745	63 Melcher Street	

INDEX OF BUILDINGS FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
SOUTH BOSTON (cont.)		
7,500	348 Congress Street	For Lease
10,000	515-19 West Second Street	For Lease
10,240	110 K Street	
11,000	51 Melcher Street	
11,500	200 Old Colony Avenue	For Sale
11,700	215 A Street	For Lease
15,230	60 K Street	For Lease
15,500	329 West Second Street	For Sale or Lease
15,600	388 East Eighth Street	For Sale or Lease
18,000	369 - 383 - 385 Dorchester Avenue	For Lease
21,250	415 E Street	For Lease
21,600	15 Elkins Street	For Lease
66,000	40 Midway Street	
66,317	39 Old Colony Avenue	For Sale or Lease
70,000	4 Alger Street	For Lease
110,000	321 Summer Street	For Lease
218,000	14 - 16 Greenbaum Street	For Lease
SOUTH BOSTON - MIP		
150,000	21 - 23 - 25 Drydock Avenue	For Lease
SOUTH END		
4,543	1222 Washington Street	For Lease
55,000	1234 Washington Street	For Lease

INDEX OF LAND FOR SALE OR LEASE

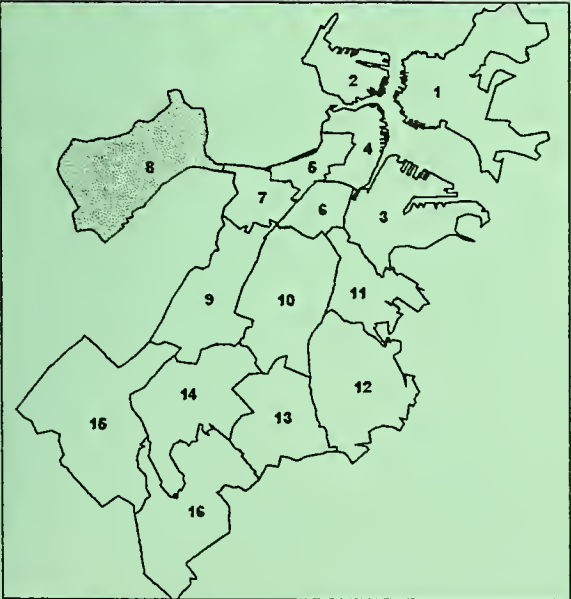
NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
ALLSTON-BRIGHTON		
0	290 North Beacon Street	For Sale or Lease
30,000	1380 Soldier's Field Road	For Sale
CHARLESTOWN		
59,366	Spice Street and Cambridge Street	For Sale or Lease
450,000	425 - 444 Medford Street	For Lease
DORCHESTER - NORTH		
94,000	193 Talbot Avenue	For Lease
217,800	1100 Massachusetts Avenue	For Sale or Lease
217,800	65 Bay Street	For Lease
DORCHESTER - SOUTH		
0	103 - 105 Clayton Street	For Sale
25,000	15 Bay Street	For Sale or Lease
27,311	11 Sturtevant Street	For Lease
118,919	500 Neponset Avenue	For Sale or Lease
146,000	12 - 14 Hoyt Street	For Lease
146,000	1244 Donald Ave	For Lease
148,000	1240 - 1290 - 1294 Dorchester Avenue	
EAST BOSTON		
0	246-256 Border Street	
0	98 Rear Condor Street	For Sale or Lease
260,000	345-365 McClellan Highway	For Sale or Lease
HYDE PARK		
87,000	21 Industrial Drive	For Sale or Lease
197,000	31 Industrial Drive	For Sale or Lease
JAMAICA PLAIN		
0	57-67 Brookside Avenue	For Sale or Lease
500	34 Brookley Road	For Sale
5,000	50 Stedman Street	For Lease
19,000	76 Stonley Road	For Sale or Lease
ROSLINDALE		
6,565	28 Mahler Road	For Sale or Lease
12,000	24 Lochdale Road	For Lease
ROXBURY		
0	87 Kemble Street	For Sale
0	104 - 108 Warren Street	For Sale
0	157 Hampden Street	For Sale or Lease
6,000	97 Heath Street	For Sale or Lease
9,747	34 Newmarket Square	
76,000	290 Southampton Street	
SOUTH BOSTON		
65,340	14 - 16 Greenbaum Street	For Lease

INDEX OF LAND FOR SALE OR LEASE

NEIGHBORHOOD

Sq.Ft. Available	Site Address	Status
SOUTH BOSTON (cont.) 279,050	501-527 Dorchester Avenue	For Sale or Lease



Allston - Brighton

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

ALLSTON-BRIGHTON

Sq. Ft. Available	Site Address	Building or Land	Status
4,000	1686 Commonwealth Avenue	Building	For Lease
10,000	6 - 22 Fordham Road	Building	For Lease
12,000	1480 Soldiers Field Road	Building	For Lease
21,200	25 Fordham Road	Building	For Sale or Lease
24,000	1480 Soldiers Field Road	Building	For Lease
33,500	77 Guest Street	Building	For Sale or Lease
33,700	290 North Beacon	Building	For Sale or Lease
45,000	1380 Soldier's Field Road	Building	For Sale
75,000	33 Everett Street	Building	For Sale or Lease
127,365	155 North Beacon Street	Building	For Lease
N/A	290 North Beacon	Land	For Sale or Lease
30,000	1380 Soldier's Field Road	Land	For Sale

BRA / EDIC

Building space for lease in ALLSTON-BRIGHTON

Type: II

SITE

1686 Commonwealth Avenue
Brighton MA 02135

In Empowerment Zone:

CONTACT PERSON

Grant Gerard, Broker
Copley Investments
10 Newbury Street
Boston MA 02116
Phone: 617-267-6828

SIZE

Total Building Space:	40,000	Sq.Ft
Building Space Available:	4,000	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	14,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE TERMS

Rent: \$8.00 /Sq.Ft

BUILDING DESCRIPTION

Condition:	Built: 1988	Renovated:	Floors: 3.0
Stud Height: 12.00		Loading Docks: 1	Drive-in
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features: Open floor space.
Sprinklers:
Description:

TRANSPORTATION

Public Trans:	MBTA Green Line (B).
Rail Trans:	None
Port Access:	None
Highway Trans:	Washington Street to Market Street to I-90 N/S.
Distance to Airport:	4.0 miles

COMMENTS

BRA / EDIC

Building space for lease in ALLSTON-BRIGHTON

Type: III

SITE

6 - 22 Fordham Road
Brighton MA 02135

CONTACT PERSON

Grant Gerard, Broker
Copley Investments
10 Newbury Street
BOSTON MA 02116
Phone: 617-267-6828

In Empowerment Zone:

SIZE

Total Building Space:	27,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	10,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	13,500 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$12.00/Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 2.0
Stud Height: 14.00		Loading Docks:	Drive-in door.
Freight Elevators: 1		Parking Spaces:	

Utilities:

Features: Multi-use space
Sprinklers:
Description:

TRANSPORTATION

Public Trans:	MBTA Green Line (B)
Rail Trans:	None.
Port Access:	None.
Highway Trans:	I-90 (Mass Pike).
Distance to Airport:	4.0 miles

COMMENTS

BRA / EDIC

Building/Land space for sale in ALLSTON-BRIGHTON

Type:

SITE

CONTACT PERSON

1380 Soldier's Field Road
Brighton MA 02135

Mike Flynn, Broker
Meredith & Grew Inc.
160 Federal Street
Boston MA 02110
Phone: 617-330-8017

In Empowerment Zone: N

SIZE

Total Building Space:	45,000	Sq.Ft
Building Space Available:	45,000	Sq.Ft
For Manuf./Warehouse:	30,000	Sq.Ft
For Industrial Office:	15,000	Sq.Ft
For R&D:	0	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 30,000 Sq.Ft
Parcel Size: 2.00 Acres

SALE TERMS

Sale price: \$ 2,500,000

Taxes:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 2.0
Stud Height: 14.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces: 80	

Utilities:

Features: Office on the second floor.
Sprinklers: Full.
Description:

TRANSPORTATION

Public Trans:	Bus #64 to Central Square, 1-2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Soldier's Field Road and Western Avenue to Mass Pike (I-90).
Distance to Airport:	4.0 miles

SITE USES

Hotel,Manufacturing,R&D,Office

COMMENTS

On 75,000 Sq.Ft. parcel.

BRA / EDIC

Building space for lease in ALLSTON-BRIGHTON

Type: III

SITE

155 North Beacon Street
Brighton MA 02135

In Empowerment Zone: N

CONTACT PERSON

John Horan -- Property Manager, Broker
The Hamilton Company
39 Brighton Ave.
Brighton MA 02134
Phone: 617-783-0039

SIZE

Total Building Space: 127,365 Sq.Ft
Building Space Available: 127,365 Sq.Ft
For Manuf./Warehouse: 127,365 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE TERMS

Rent: \$ 5.00 - 6.00 /Sq.Ft. Triple Net

BUILDING DESCRIPTION

Condition: Good Built: 1950 Renovated: 1993 Floors: 2.0
Stud Height: 18.00 Loading Docks: 10
Freight Elevators: 0 Parking Spaces: 100

Utilities: Water

Features:
Sprinklers: Full.
Description:

TRANSPORTATION

Public Trans: MBTA Green Line; Bus #64: Oak Sq. - Central Sq. (Red Line).
Rail Trans: None.
Port Access: None.
Highway Trans: North Beacon Street to Cambridge Street to I-90 (Mass Pike).
Distance to Airport: 3.0 miles

SITE USES

Manufacturing, R&D, warehouse.

COMMENTS

BRA / EDIC

Building/Land space for sale/lease in ALLSTON-BRIGHTON Type: III

SITE

CONTACT PERSON

290 North Beacon
290 North Beacon Street
Boston MA 02135

Mark Gottesman, Broker
Hunneman Commercial Properties
70-80 Lincoln Street
Boston MA 02111
Phone: 617-457-3211

In Empowerment Zone: N

SIZE

Total Building Space:	33,700 Sq.Ft
Building Space Available:	33,700 Sq.Ft
For Manuf./Warehouse:	33,700 Sq.Ft
For Industrial Office:	3,800 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	33,700 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

Open Space Available:	0 Sq.Ft
Parcel Size:	1.10 Acres

LEASE/SALE TERMS

Rent: \$4.35 /Sq.Ft	Triple Net
Sale price: \$ 1,225,000	Taxes: \$ 45,630

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 14.00		Loading Docks: 6 - 4 tailboard & 2 grade level	
Freight Elevators: 0		Parking Spaces:	

Utilities:	Water	
Amps: 200	Volts:	Phase:
Features:		
Sprinklers:	none	
Renovations:	Minimum for use indicated	
Description:	single story, masonry with concrete floors	

TRANSPORTATION

Public Trans:	Bus service on Market Street & North Beacon Street
Rail Trans:	None
Port Access:	None
Highway Trans:	1 block from Soldiers Field Road

SITE USES

Manufacturing, Warehouse

COMMENTS

BRA / EDIC

Building space for sale/lease in ALLSTON-BRIGHTON

Type: II

SITE

Cash Management Systems
25 Fordham Road
Allston MA 02134

In Empowerment Zone: N

CONTACT PERSON

John Nealon, Broker
W.J. Nealon Commercial Realty
68 Watertown St.
Watertown MA 02172
Phone: 617/926-1110

SIZE

Total Building Space:	21,200 Sq.Ft
Building Space Available:	21,200 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	6,000 Sq.Ft
For R&D:	5,200 Sq.Ft
Building Foot Print:	17,200 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	Can subdivide to approx. 8-10,000 sq.ft. units

LEASE/SALE TERMS

Rent: \$8.00 /Sq.Ft
Sale price: \$ 1,250,000
Taxes: \$ 45,567

BUILDING DESCRIPTION

Condition:	Built:	Renovated: 1985	Floors: 2.0
Stud Height: 16.00		Loading Docks: 1	Grade Level Overhead Door
Freight Elevators: 0		Parking Spaces: 9	

Utilities:	Heavy, Modern Power
Amps: Heavy	Volts: Modern Phase: Modern
Features:	Fully A/C, Large Skylights, VCT Floors or carpet throughout
Sprinklers:	
Description:	Cash Management Systems/Processes payments to local util

TRANSPORTATION

Public Trans:	1/2 Block to MBTA Green "B" line, 1/2 block to "57" MBTA bus
Rail Trans:	None
Port Access:	None
Highway Trans:	

SITE USES

Manufacturing, Office, R&D

COMMENTS

Light Assembly, printing, software-also desired uses

BRA / EDIC

Building space for sale/lease in ALLSTON-BRIGHTON

Type: I

SITE

Cox Engineering
77 Guest Street
Brighton MA 02135

In Empowerment Zone: N

CONTACT PERSON

William J. Nealon, Jr., Broker
W.J. Nealon Commercial Realty, Inc.
68 Watertown Street
Watertown MA 02172
Phone: 617-926-1110

SIZE

Total Building Space:	33,500 Sq.Ft
Building Space Available:	33,500 Sq.Ft
For Manuf./Warehouse:	24,000 Sq.Ft
For Industrial Office:	6,500 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	33,500 Sq.Ft
Ground Floor Space Avail.:	33,500 Sq.Ft
Available Subdivision:	11,700 SF; 21,750 SF; 33,450 SF.

LEASE/SALE TERMS

Rent: \$ 5.00 - 55.00 /Sq.Ft.	Triple Net
Sale price: \$ 1,975,000	Taxes: \$ 43,000

BUILDING DESCRIPTION

Condition:	Built: 1957	Renovated: 1983	Floors: 1.0
Stud Height: 14.00	Loading Docks: 1 Tailboard; 12 14' Doors.--5 ground level 14' doors		
Freight Elevators: 0	Parking Spaces: 200		

Utilities:	Gas heat.	
Amps: 800	Volts: 220	Phase: 3
Features:	Large paved, drained yard.	
Sprinklers:	Full.	
Description:		

TRANSPORTATION

Public Trans:	Bus at Market Street. (1 block)
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Storrow Drive 1/2 mile -- Mass. Pike 1.5 miles
Distance to Airport:	5.0 miles

SITE USES

Manufacturing, Warehouse

COMMENTS

BRA / EDIC

Building space for sale/lease in ALLSTON-BRIGHTON

Type: I

SITE

Legal Sea Foods Building
33 Everett Street
Allston MA 02134

In Empowerment Zone: N

CONTACT PERSON

Peter B. Nichols, Broker
The Beal Companies
177 Milk Street
Boston MA 02109
Phone: 617-451-2100

SIZE

Total Building Space:	75,000 Sq.Ft
Building Space Available:	75,000 Sq.Ft
For Manuf./Warehouse:	60,000 Sq.Ft
For Industrial Office:	15,000 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE/SALE TERMS

Rent:

Sale price: \$ 3,800,000

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 2.0
Stud Height: 0.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features: Cold storage area. Mfng space fit-out for food production.

Sprinklers:

Description:

TRANSPORTATION

Public Trans: Buses to and from Boston, Harvard Sq., Watertown, Brookline.

Rail Trans:

Port Access:

Highway Trans: To Mass Pike.

COMMENTS

BRA / EDIC

Building space for lease in ALLSTON-BRIGHTON

Type: II

SITE

Mobile Com Building
1480 Soldiers Field Road
Brighton MA 02135

In Empowerment Zone: N

CONTACT PERSON

WJ Nealon, Broker
WJ Nealon Commercial Realty
68 Watertown Street
Wattertown MA 02172
Phone: 617-926-1110

SIZE

Total Building Space:	24,000 Sq.Ft
Building Space Available:	12,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	12,000 Sq.Ft
For R&D:	12,000 Sq.Ft
Building Foot Print:	12,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	the owner will consider logical sub-divisions

LEASE TERMS

Rent: \$12.00/Sq.Ft

BUILDING DESCRIPTION

Condition: Good	Built:	Renovated: 1987	Floors: 2.0
Stud Height: 12.00		Loading Docks: 1 Van Level	
Freight Elevators: 1		Parking Spaces: 30	

Utilities: Water, Gas, Electric

Features:

Sprinklers: All

Renovations: Minimum for use

Description:

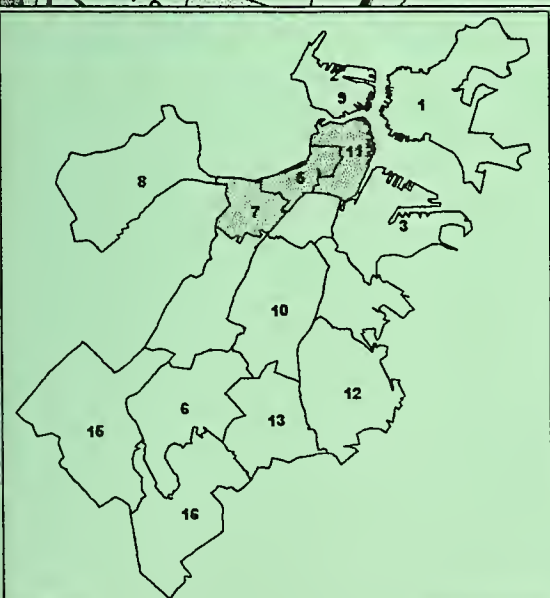
TRANSPORTATION

Public Trans:	Central Square/Watertown Bus
Rail Trans:	none
Port Access:	none
Highway Trans:	Soldiers Field Road, Mass. Pike 1 mile
Distance to Airport:	5.0 miles

SITE USES

Office, R&D

COMMENTS



Central Boston, incl.

Downtown
Back Bay - Beacon Hill
Chinatown
Fenway - Kenmore

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

CENTRAL BOSTON*(Includes Downtown, Back Bay/Beacon Hill, and Chinatown)*

Sq. Ft. Available	Site Address	Building or Land	Status
6,000	28 Piedmont Street	Building	For Sale

BRA / EDIC

Building space for sale in CENTRAL BOSTON

Type:

SITE

28 Piedmont Street
Boston MA 02116

In Empowerment Zone: N

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
70 Walnut St.
Wellesley MA 02181
Phone: 617-239-8233

SIZE

Total Building Space:	6,000	Sq.Ft
Building Space Available:	6,000	Sq.Ft
For Manuf./Warehouse:	6,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	4,500	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

SALE TERMS

Sale price: \$ 450,000

Taxes:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 17.00		Loading Docks: 2	Drive-in.
Freight Elevators: 0		Parking Spaces: 4	

Utilities:

Features:

Sprinklers:

Description:

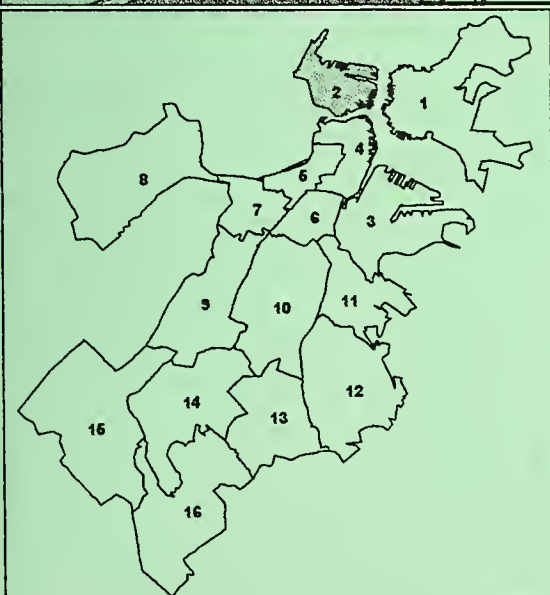
TRANSPORTATION

Public Trans:	Arlington Street (Green Line); NE Med Center (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Near Mass Pike; Expressway 1/2 mile away.
Distance to Airport:	2.0 miles

SITE USES

Light manufacturing, office.

COMMENTS



Charlestown

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

CHARLESTOWN*(Includes Charlestown Navy Yard)*

Sq. Ft. Available	Site Address	Building or Land	Status
N/A	480 Rutherford Avenue	Building	For Lease
50,000	529 Main Street	Building	For Lease
200,000	465 Medford Street	Building	For Lease
200,000	425 - 444 Medford Street	Building	For Lease
59,366	Spice Street and Cambridge Street	Land	For Sale or Lease
450,000	425 - 444 Medford Street	Land	For Lease

BRA / EDIC

Type: I

SITE

480 Rutherford Avenue
Charlestown MA 02129

In Empowerment Zone:

CONTACT PERSON

Trey Agnew, Broker
Whittier Partners
155 Federal Street, 10th Floor
Boston MA 02110
Phone: 617-482-6000

SIZE

Total Building Space:	27,600	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	27,600	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 0.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:

Sprinklers:

Description:

TRANSPORTATION

Public Trans:	Orange Line, 1/4 mile.
Rail Trans:	None
Port Access:	None
Highway Trans:	To City Square to downtown, Rte. 1, I-93, 1 mile.
Distance to Airport:	3.0 miles

SITE USES

Industrial, distribution, R&D.

COMMENTS

Will be available June 1998

BRA / EDIC

Building space for lease in CHARLESTOWN

Type: 1

SITE

465 Medford Street
Charlestown MA 02129

In Empowerment Zone: N

CONTACT PERSON

Barbara Moritz, Broker
The Flatley Company
529 Main Street
Charlestown MA 02129
Phone: 617-242-2700

SIZE

Total Building Space:	212,000 Sq.Ft
Building Space Available:	200,000 Sq.Ft
For Manuf./Warehouse:	200,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	90,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$ 4.00 - 6.00 /Sq.Ft. Triple Net

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 5.0
Stud Height: 20.00		Loading Docks: 20 plus	
Freight Elevators: 4		Parking Spaces: 350	

Utilities: Water, sewer, gas; separately metered.

Features: Free on-site parking, shuttle service.

Sprinklers:

Description: Waterfront property.

TRANSPORTATION

Public Trans:	Bus stop in front of property. 1/2 mile to Sullivan Sq. T.
Rail Trans:	None.
Port Access:	Waterfront Property, adjacent to public Boat Launch.
Highway Trans:	Off I-93 less than 1 mile.
Distance to Airport:	3.0 miles

SITE USES

Manufacturing, warehouse.

COMMENTS

Industrial property adjacent to the Schrafft Center.

BRA / EDIC

Building/Land space for lease in CHARLESTOWN

Type: III

SITE

Charlestown Marine Park
425 - 444 Medford Street
Charlestown MA 02129

In Empowerment Zone: N

CONTACT PERSON

Barbara Moritz, Broker
The Flatley Company
529 Main Street
Charlestown MA 02129
Phone: 617-242-2700

SIZE

Total Building Space: 300,000 Sq.Ft
Building Space Available: 200,000 Sq.Ft
For Manuf./Warehouse: 200,000 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 87,500 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 450,000 Sq.Ft
Parcel Size: 20.44 Acres

LEASE TERMS

Rent: \$ 2.50 - 3.50 /Sq.Ft.

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 3.0
Stud Height: 18.00		Loading Docks: 10	Tailboards.
Freight Elevators: 5		Parking Spaces: 100	

Utilities:

Features: First floor load: 800 lbs/sf.
Sprinklers:
Description:

TRANSPORTATION

Public Trans:	Bus #92, #93: Sullivan Square(Orange L.)-Haymarket(Green L.)
Rail Trans:	Active B&M service.
Port Access:	Pier space available.
Highway Trans:	Medford Street to I-93 N/S, half mile.
Distance to Airport:	2.0 miles

SITE USES

Warehouse, storage.

COMMENTS

BRA / EDIC

Land space for sale/lease in CHARLESTOWN

Type:

SITE

Spice Street Property
Spice Street and Cambridge Street
Charlestown MA 02129

In Empowerment Zone: N

CONTACT PERSON

Bruce Comenitz, Owner
Pioneer Management Company
970 Fellsway
Medford MA 02155
Phone: 617-396-0270

SIZE

Open Space Available: 59,366 Sq.Ft
Parcel Size: 1.36 Acres

LEASE/SALE TERMS

Rent:

Sale price:

TRANSPORTATION

Public Trans: Across Sullivan Square Station (Orange Line).
Rail Trans: B & M, 1 block away.
Port Access: None.
Highway Trans: Rutherford Avenue to downtown Boston and I-93, 1 block.
Distance to Airport: 3.0 miles

SITE USES

Parking lot, industrial.

COMMENTS

Currently used as an open air parking lot.
Lease and sale terms are negotiable.

BRA / EDIC

Building space for lease in CHARLESTOWN

Type: II

SITE

The Schrafft Center
529 Main Street
Charlestown MA 02129

In Empowerment Zone: N

CONTACT PERSON

Barbara Moritz, Broker
The Flatley Company
529 Main Street
Boston MA 02129
Phone: 617-242-2700

SIZE

Total Building Space:	606,000 Sq.Ft
Building Space Available:	50,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	50,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	100,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$18.00/Sq.Ft

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 7.0
Stud Height: 18.00		Loading Docks: 10	Modern loading docks with levelers.
Freight Elevators: 2		Parking Spaces: 1000	

Utilities: Water,sewer,gas,heat pump system (HVAC),separately metered.

Features: 4 new passenger elevators. 20' x 20' bay spacing.

Sprinklers:

Description: Fully landscaped; on waterfront.

TRANSPORTATION

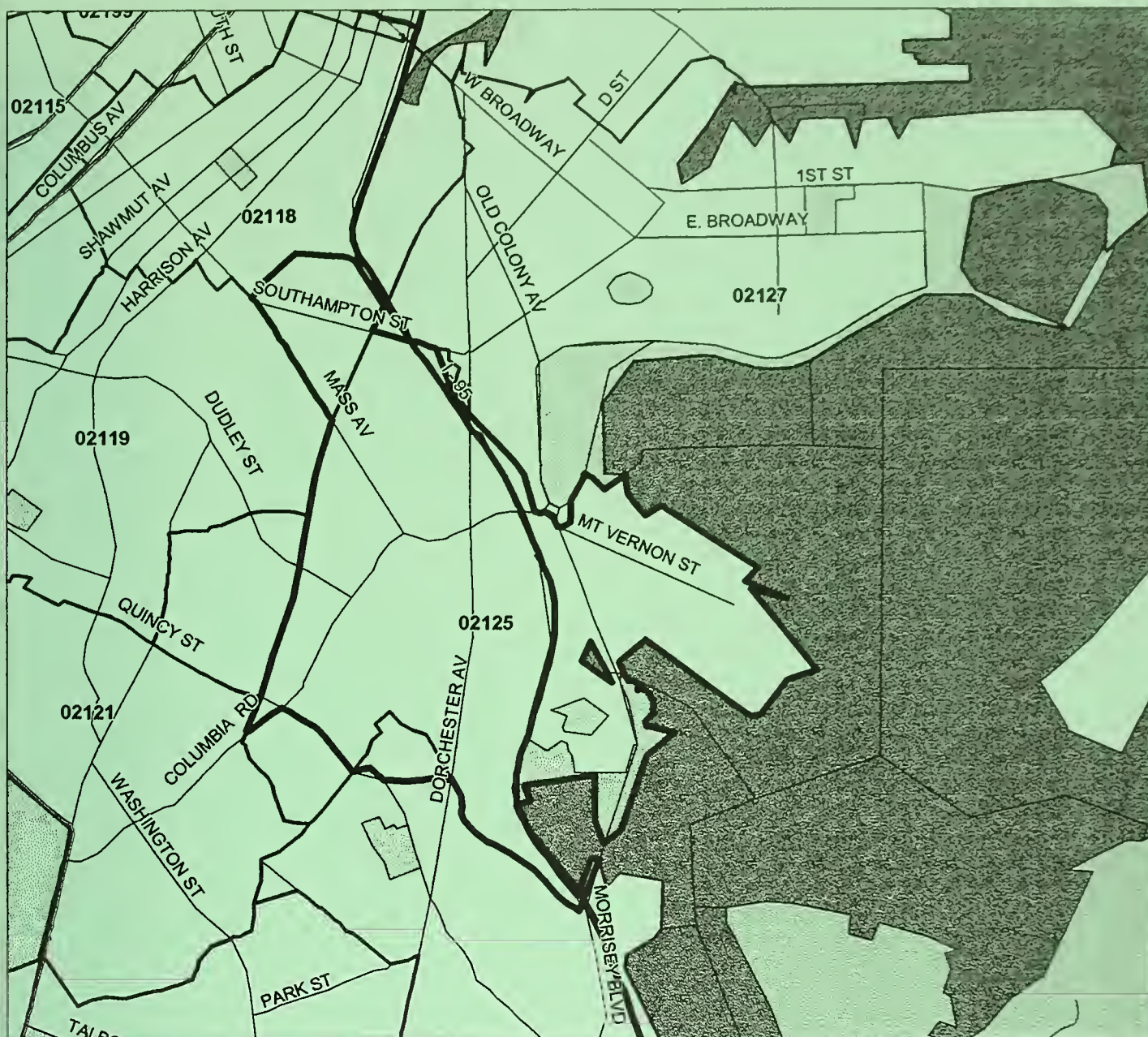
Public Trans:	Free shuttle to T at Sullivan Square. 1/2 mile.
Rail Trans:	None.
Port Access:	Public Boat Ramp on site.
Highway Trans:	Immediate access to Route I-93 N/S; Rt.1, 1 mile.
Distance to Airport:	2.0 miles

SITE USES

Office

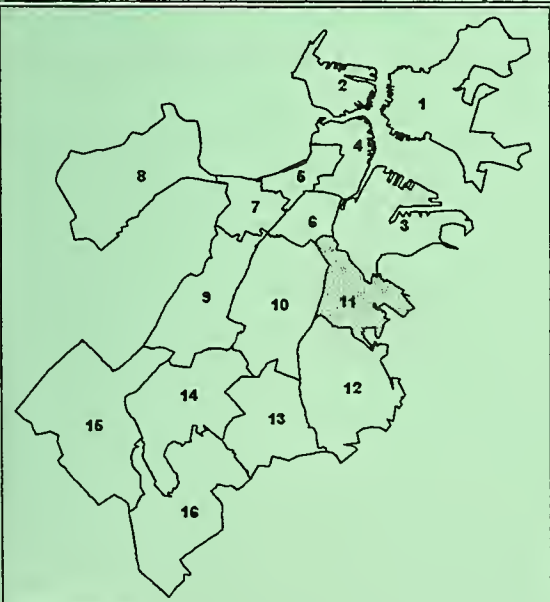
COMMENTS

Has on-site cafeteria, health club, day care center, shuttle service, security, ATM banking.



North Dorchester

Land and Buildings for Sale or Lease



Index of Building Space and Land Available in:

DORCHESTER - NORTH

Sq. Ft. Available	Site Address	Building or Land	Status
1,000	193 Talbot Avenue	Building	For Lease
14,000	31 East Cottage Street	Building	For Sale or Lease
15,000	1141 Dorchester Avenue	Building	For Sale or Lease
150,000	1100 Massachusetts Avenue	Building	For Sale or Lease
94,000	193 Talbot Avenue	Land	For Lease
217,800	1100 Massachusetts Avenue	Land	For Sale or Lease
217,800	65 Bay Street	Land	For Lease

BRA / EDIC

Building/Land space for lease in DORCHESTER - NORTH

Type: III

SITE

193 Talbot Avenue
Dorchester MA 02124

In Empowerment Zone: N

CONTACT PERSON

Doug Cardinale, Owner
Quality Realty Trust
193 Talbot Ave.
Boston MA 02125
Phone: 617-288-5953

SIZE

Total Building Space:	1,000	Sq.Ft
Building Space Available:	1,000	Sq.Ft
For Manuf./Warehouse:	1,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	1,000	Sq.Ft
Ground Floor Space Avail.:	1,000	Sq.Ft

Open Space Available:	94,000	Sq.Ft
Parcel Size:	2.20	Acres

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Condition: Good	Built: 1910	Renovated: 1980	Floors: 1.0
Stud Height: 8.00	Loading Docks: None		
Freight Elevators: 0	Parking Spaces: 85		

Utilities: Gas, water, electric

Features:	Convenient to Downtown, On main st. close to other business
Sprinklers:	None
Description:	Brick building

TRANSPORTATION

Public Trans:	Bus on Talbot Avenue, Ashmont Train station 1-mile (red line)
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Route 93 - 2miles
Distance to Airport:	8.0 miles

SITE USES

Industrial, office, distribution

COMMENTS

Rent is negotiable.
Great place for distribution center.

BRA / EDIC

Building space for sale/lease in DORCHESTER - NORTH

Type:

SITE

1141 Dorchester Ave
Dorchester MA 02125

In Empowerment Zone: N

CONTACT PERSON

Albert P. Sagansky, Broker
Warehouse and Distribution Properties
P.O. Box 148 Prudential Center
Boston MA 01299
Phone: 617-424-7212

SIZE

Total Building Space:	15,000	Sq.Ft
Building Space Available:	15,000	Sq.Ft
For Manuf./Warehouse:	15,000	Sq.Ft
For Industrial Office:	15,000	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	15,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE/SALE TERMS

Rent: \$6.00 /Sq.Ft

Sale price:

BUILDING DESCRIPTION

Condition:	Built: 1950	Renovated:	Floors: 1.0
Stud Height: 15.00		Loading Docks: 2 drive-in	
Freight Elevators: 0		Parking Spaces: 30	

Utilities: Sewer, water

Features: Retail zoning.

Sprinklers: Dry system

Description: Garage type building with 15,000 SF of open land.

TRANSPORTATION

Public Trans: yes

Rail Trans: no

Port Access: 3 miles from South Boston.

Highway Trans: 8 miles from exit 15 of south expressway.

Distance to Airport: 5.0 miles

SITE USES

Retail, warehouse

COMMENTS

BRA / EDIC

Building space for sale/lease in DORCHESTER - NORTH

Type: III

SITE

CONTACT PERSON

81 East Cottage Street
Boston MA 02125

Anthony Lepardo Jr., Broker
L & L Property Management
P.O. Box 255759
Boston MA 02125
Phone: 617-288-9300

In Empowerment Zone: N

SIZE

Total Building Space:	14,000 Sq.Ft
Building Space Available:	14,000 Sq.Ft
For Manuf./Warehouse:	14,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	14,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE/SALE TERMS

Rent: \$5.00 /Sq.Ft
Sale price: \$ 400,000

BUILDING DESCRIPTION

Condition: Good	Built:	Renovated:	Floors: 0.0
Stud Height: 0.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities:
Amps: Volts: Phase: 3
Features:
Sprinklers: none
Description:

TRANSPORTATION

Public Trans:	3 mins to Columbia Road and Dudley Square (bus stops)
Rail Trans:	none
Port Access:	none
Highway Trans:	
Distance to Airport:	10.0 miles

SITE USES

Manuf/Wrhse/truck-auto repair

COMMENTS

Lease with option - owner will build to suit

BRA / EDIC

Building/Land space for sale/lease in DORCHESTER - NORTH Type: I

SITE

Agar Supply Company
1100 Massachusetts Avenue
Dorchester MA 02125

In Empowerment Zone: N

CONTACT PERSON

John Cremmen, Broker
Peter Elliot & Company, Inc.
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Total Building Space: 150,000 Sq.Ft
Building Space Available: 150,000 Sq.Ft
For Manuf./Warehouse: 150,000 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 130,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: Will consider lease of 50,000SF subdividable units
Open Space Available: 217,800 Sq.Ft
Parcel Size: 8.06 Acres

LEASE/SALE TERMS

Rent: \$6.50 /Sq.Ft Triple Net

Sale price: \$ 10,900,000

BUILDING DESCRIPTION

Condition: Built: 1987 Renovated: Floors: 1.0
Stud Height: 13.50 Loading Docks: 20
Freight Elevators: 1 Parking Spaces: 500

Utilities:

Features: Refrigerated space.
Sprinklers: Full.
Renovations: Depends on use.
Description: 1 story w/100K SF refrigerated, 20K SF office/cafeteria.

TRANSPORTATION

Public Trans: Bus #17: Fields Corner-Andrew Square; Bus #18: Ashmont-Andrew.
Rail Trans: None.
Port Access: None.
Highway Trans: I-93, 1.5 miles.
Distance to Airport: 2.0 miles

SITE USES

Distribution, manufacturing.

COMMENTS

Also for transportation and contractor uses.
Owner prefers to sell.

BRA / EDIC

Land space for lease in DORCHESTER - NORTH

Type:

SITE

Dorchester Bay Enterprise Park
65 Bay Street
Dorchester MA 02125

In Empowerment Zone: N

CONTACT PERSON

Tom Nowicki, Owner
Dorchester Bay Economic Development Co.
594 Columbia Road, Suite 302
Dorchester MA 02125
Phone: 617-825-4200

SIZE

Open Space Available: 217,800 Sq.Ft
Parcel Size: 5.00 Acres

LEASE TERMS

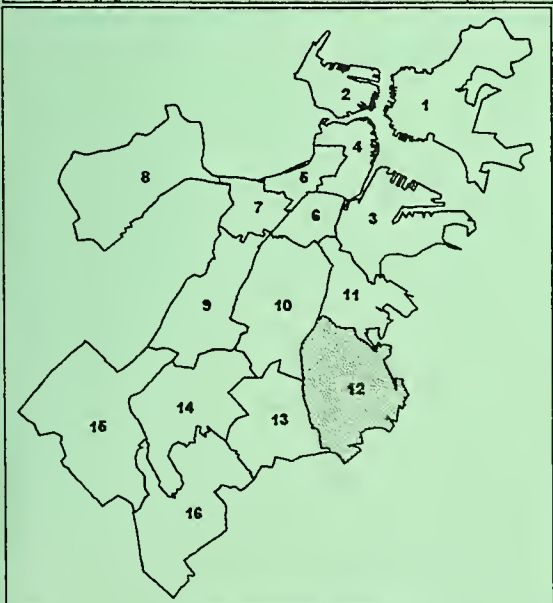
Rent:

TRANSPORTATION

Public Trans:
Rail Trans: Yes.
Port Access: None.
Highway Trans: To I-93 N/S, 1 mile.
Distance to Airport: 4.5 miles

COMMENTS

Lease terms are negotiable.



South Dorchester

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

DORCHESTER - SOUTH

Sq. Ft. Available	Site Address	Building or Land	Status
N/A	103 - 105 Clayton Street	Building	For Sale
N/A	12 Sturtevant Street	Building	N/A
1,600	60 Clayton Street	Building	For Lease
2,100	12 - 14 Hoyt Street	Building	For Lease
2,100	1244 Donald Avenue	Building	For Lease
6,772	15 Bay Street	Building	For Sale or Lease
11,600	11 Sturtevant Street	Building	For Lease
12,000	18 Clayton Street	Building	For Sale
23,900	140 Granite Avenue	Building	For Sale or Lease
25,000	260 Washington Street	Building	For Sale or Lease
30,625	500 Neponset Avenue	Building	For Sale or Lease
44,000	60 Tenean Street	Building	For Sale or Lease
120,000	690 Dudley Street	Building	For Lease
N/A	103 - 105 Clayton Street	Land	For Sale
25,000	15 Bay Street	Land	For Sale or Lease
27,311	11 Sturtevant Street	Land	For Lease
118,919	500 Neponset Avenue	Land	For Sale or Lease
146,000	12 - 14 Hoyt Street	Land	For Sale or Lease
146,000	1244 Donald Avenue	Land	For Lease
148,000	1240 - 1290 - 1294 Dorchester Avenue	Land	For Lease

BRA / EDIC

Building space for lease in DORCHESTER - SOUTH

Type: I

SITE

690 Dudley Street
Dorchester MA 02122

CONTACT PERSON

Arthur Leon, Broker

1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

In Empowerment Zone: N

SIZE

Total Building Space:	120,000 Sq.Ft
Building Space Available:	120,000 Sq.Ft
For Manuf./Warehouse:	120,000 Sq.Ft
For Industrial Office:	10,000 Sq.Ft
For R&D:	120,000 Sq.Ft
Building Foot Print:	18,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$ 3.00 - 10.00 /Sq.Ft.

BUILDING DESCRIPTION

Condition:	Built: 1954	Renovated: 1970	Floors: 7.0
Stud Height: 12.00	Loading Docks: 4 Tailboards, 4 Drive-in.		
Freight Elevators: 2	Parking Spaces: 65		

Utilities: Gas and oil.

Features:

Sprinklers: Full

Description: Concrete construction.

TRANSPORTATION

Public Trans:	Bus #15: Kane Square - Dudley Station. Commuter rail.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Dudley Street to Columbia Road to I-93 N/S, 1 mile.
Distance to Airport:	3.0 miles

SITE USES

Mnfg, R&D, office, warehouse

COMMENTS

20,000 SF available for parking.

BRA / EDIC

Type:

SITE

1240 - 1290 - 1294 Dorchester Avenue
Dorchester MA 02122

In Empowerment Zone:

CONTACT PERSON

Robert Susi, Broker
Wings Realty Trust
53 Freeport Street
Dorchester MA 02122
Phone: 617-282-4942

SIZE

Open Space Available: 148,000 Sq.Ft
Parcel Size: 0.87 Acres

Sale price:

Taxes:

TRANSPORTATION

Public Trans: MBTA Red Line, 1/4 mile.
Rail Trans: None
Port Access: None
Highway Trans: Dorchester Avenue to Columbia Road to SE Expressway.
Distance to Airport: 3.0 miles

COMMENTS

BRA / EDIC

Building/Land space for lease in DORCHESTER - SOUTH

Type: II

SITE

CONTACT PERSON

12 - 14 Hoyt Street
Boston MA 02122

Robert Susi, Owner
Susi Corporation
53 Freeport Street
Dorchester MA 02122
Phone: 617-282-4942

In Empowerment Zone: N

SIZE

Total Building Space:	2,100	Sq.Ft
Building Space Available:	2,100	Sq.Ft
For Manuf./Warehouse:	2,100	Sq.Ft
For Industrial Office:	2,100	Sq.Ft
For R&D:	2,100	Sq.Ft
Building Foot Print:	2,100	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Open Space Available:	146,000	Sq.Ft
Parcel Size:	3.34	Acres

LEASE TERMS

Rent:	Triple Net
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BUILDING DESCRIPTION

Condition: Excellent	Built: 1952	Renovated: 1997	Floors: 2.0
Stud Height: 8.00	Loading Docks: None		
Freight Elevators: 0	Parking Spaces: 500		

Utilities:	Gas, Water, Electric		
Amps: 200	Volts: 110	Phase: 1	
Features:			
Sprinklers:	None		
Renovations:	None for use indicated		
Description:			

TRANSPORTATION

Public Trans:	1/4 mile to Savin Hill station
Rail Trans:	None
Port Access:	None
Highway Trans:	3/4 mile to Morrissey Blvd.
Distance to Airport:	5.0 miles

SITE USES

Anything Neighborhood Friendly

COMMENTS

BRA / EDIC

Type: I

SITE

12 Sturtevant Street
Dorchester MA 02122

In Empowerment Zone:

CONTACT PERSON

William S. English, Owner
Sturtevant Inc.
103 Clayton Street
Dorchester MA 02122
Phone: 617-825-6500

SIZE

Total Building Space:	1,200	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	1,200	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built: 1950	Renovated:	Floors: 1.0
Stud Height: 15.00		Loading Docks:	Street level rollup 10'*8'
Freight Elevators: 0		Parking Spaces:	3

Utilities: All in place.

Features: Ground floor with small office.

Sprinklers:

Description: Metal building, insulated. Easy access.

TRANSPORTATION

Public Trans:	Near Fields Corner T Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Near Expressway.
Distance to Airport:	6.0 miles

SITE USES

Light Mfg, R&D, Warehouse.

COMMENTS

BRA / EDIC

Building space for sale/lease in DORCHESTER - SOUTH

Type: I

SITE

CONTACT PERSON

264-276 Adams Street
Dorchester MA 02122

Oreste Santini, Owner
FADDS, LLC.
163 South Main Street
Randolph MA 02368
Phone: 617-963-0512

In Empowerment Zone:

SIZE

Total Building Space:	32,000	Sq.Ft
Building Space Available:	22,000	Sq.Ft
For Manuf./Warehouse:	20,000	Sq.Ft
For Industrial Office:	20,000	Sq.Ft
For R&D:	0	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE/SALE TERMS

Rent:	Triple Net
Sale price: \$ 1,200,000	Taxes: \$ 12,000

BUILDING DESCRIPTION

Condition: Good	Built:	Renovated:	Floors: 2.0
Stud Height: 0.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities: Gas, Electric, Water

Features:
Sprinklers:
Description:

TRANSPORTATION

Public Trans:	Red Line at Field's Corner 1/8 mile away, Bus at same stop
Rail Trans:	
Port Access:	
Highway Trans:	93 North & South approx 1/2-1 mile away
Distance to Airport:	5.0 miles

SITE USES

Manufacturing, Warehouse, Office

COMMENTS

Other Uses: parking lot, stores, apartments

BRA / EDIC

Building space for sale/lease in DORCHESTER - SOUTH

Type: III

SITE

260 Washington Street
Dorchester MA 02121

In Empowerment Zone:

CONTACT PERSON

Richard Ravech, Owner
Ben Jes Co. Inc.
499 Greendale Ave
Needham MA 02192
Phone: 617-444-0120

SIZE

Total Building Space:	25,000	Sq.Ft
Building Space Available:	25,000	Sq.Ft
For Manuf./Warehouse:	25,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	25,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE/SALE TERMS

Rent: \$2.00 /Sq.Ft	Triple Net
Sale price: \$ 375,000	Taxes: \$ 6,700

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 14.00		Loading Docks: 2	
Freight Elevators: 0		Parking Spaces:	

Utilities: Sewer.

Features: All brick building.
Sprinklers: Yes
Renovations: Yes.
Description:

TRANSPORTATION

Public Trans:	Yes
Rail Trans:	None.
Port Access:	None.
Highway Trans:	
Distance to Airport:	8.0 miles

SITE USES

Warehouse, Light manufacturing

COMMENTS

BRA / EDIC

Building/Land space for sale/lease in DORCHESTER - SOUTH Type: I

SITE

500 Neponset Avenue
Dorchester MA 02122

In Empowerment Zone: N

CONTACT PERSON

John Cremmen, Broker
Peter Elliot & Company, Inc.
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Total Building Space:	30,625 Sq.Ft
Building Space Available:	30,625 Sq.Ft
For Manuf./Warehouse:	30,625 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	16,900 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	12,000 SF 2nd flr office space.
Open Space Available:	118,919 Sq.Ft
Parcel Size:	3.18 Acres

LEASE/SALE TERMS

Rent: \$6.00 /Sq.Ft Triple Net
Sale price: \$ 1,900,000

BUILDING DESCRIPTION

Condition:	Built: 1920	Renovated: 1960	Floors: 2.0
Stud Height: 14.00	Loading Docks: 4 Electrical overhead doors.		
Freight Elevators: 1	Parking Spaces: 150		

Utilities: Oil-fired boiler.

Features: Visibility.

Sprinklers:

Description: 1st floor garage (9K SF), plus production/wrhse (8K SF).

TRANSPORTATION

Public Trans:	Bus #20 to Fields Corner (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Morrissey Blvd. to SE Expressway, 1 mile.
Distance to Airport:	5.0 miles

SITE USES

Industrial, office.

COMMENTS

Phase II remediation under way. Site may be sold subject to an activity use limitation. New regs. may absolve liability.

BRA / EDIC

Building/Land space for lease in DORCHESTER - SOUTH

Type: II

SITE

1244 Donald Ave
Boston MA 02122

In Empowerment Zone: N

CONTACT PERSON

Robert Susi, Owner
Susi Corporation
53 Freeport Street
Dorchester MA 02122
Phone: 617-282-4942

SIZE

Total Building Space:	2,100	Sq.Ft
Building Space Available:	2,100	Sq.Ft
For Manuf./Warehouse:	2,100	Sq.Ft
For Industrial Office:	2,100	Sq.Ft
For R&D:	2,100	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 146,000 Sq.Ft
Parcel Size: 3.34 Acres

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Condition: Excellent Built: 1952 Renovated: 1997 Floors: 2.0
Stud Height: 8.00 Loading Docks: None
Freight Elevators: 0 Parking Spaces: 500

Utilities: Gas, Water, Electric
Amps: 200 Volts: 240 Phase: 3
Features: Excellent Access & Highway visibility in working class area
Sprinklers: None
Renovations: None for use indicated
Description:

TRANSPORTATION

Public Trans: 1/4 mile to Fields Corner Station
Rail Trans: None
Port Access: None
Highway Trans: 1/2 mile to So. East Expwy
Distance to Airport: 5.0 miles

SITE USES

Anything neighborhood friendly

COMMENTS

3.34 Acres zoned Ind-2
Lease terms negotiable

BRA / EDIC

Building space for sale/lease in DORCHESTER - SOUTH

Type:

SITE

140 Granite Avenue
Dorchester MA 02124

In Empowerment Zone: N

CONTACT PERSON

Michael McGrath, Broker
Pearson Associates
474 Summer Street
Boston MA 02210
Phone: 617-423-2000

SIZE

Total Building Space:	23,900 Sq.Ft
Building Space Available:	23,900 Sq.Ft
For Manuf./Warehouse:	21,100 Sq.Ft
For Industrial Office:	2,800 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	23,900 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE/SALE TERMS

Rent: Triple Net

Sale price:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 0.00		Loading Docks: 4	Tuck high with levelers
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:

Sprinklers:

Description:

TRANSPORTATION

Public Trans:

Rail Trans:

Port Access:

Highway Trans: 1/4 mile to I-93

COMMENTS

50 ton Truck scale on site; Rent is \$15,000 per month
Sale price is negotiable

BRA / EDIC

Building/Land space for lease in DORCHESTER - SOUTH

Type:

SITE

11 Sturtevant Street
Boston MA 02122

CONTACT PERSON

Dana Narlee, Broker
Pearson Associates, Inc.
82 West Broadway
Boston MA 02127
Phone: 617-269-4044

In Empowerment Zone: N

SIZE

Total Building Space: 11,600 Sq.Ft
Building Space Available: 11,600 Sq.Ft
For Manuf./Warehouse: 11,600 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 27,311 Sq.Ft
Parcel Size: 0.00 Acres

LEASE TERMS

Rent: \$6.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Built: Renovated: Floors: 0.0 Crane: Y Capacity in tons: 5.0
Stud Height: 16.00 Loading Docks: Three drive-in doors
Freight Elevators: 0 Parking Spaces:

Utilities:
Amps: 400 Volts: Phase: 3
Features: three 2-ton cranes, one 1-ton crane, one 5-ton overhead crane
Sprinklers:
Description: Concrete and steel

TRANSPORTATION

Public Trans: Walking distance to MBTA red line at Fields Corner
Rail Trans:
Port Access:
Highway Trans: SE Expressway and Morrissey Blvd.

SITE USES

manufacturing, storage, garage

COMMENTS

BRA / EDIC

Building/Land space for sale/lease in DORCHESTER - SOUTH Type: I

SITE

Mead McGrath Fence Co.
15 Bay Street
Dorchester MA 02125

In Empowerment Zone: N

CONTACT PERSON

Joseph Flynn, Broker
RM Bradley & Company, Inc.
250 Boylston Street
Boston MA 02116
Phone: 617-329-6780

SIZE

Total Building Space:	6,772	Sq.Ft
Building Space Available:	6,772	Sq.Ft
For Manuf./Warehouse:	5,772	Sq.Ft
For Industrial Office:	1,000	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	6,772	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Open Space Available:	25,000	Sq.Ft
Parcel Size:	0.69	Acres

LEASE/SALE TERMS

Rent:

Sale price: \$ 600,000

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 11.00		Loading Docks: 4	Drive-in doors.
Freight Elevators: 0		Parking Spaces:	

Utilities:	Electric, Sewer, Water.
Amps: 100	Volts: Phase:
Features:	Parcel is enclosed by a fence.
Sprinklers:	
Description:	Flat paved land.

TRANSPORTATION

Public Trans:	Savin Hill Station, 200 yards.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To SE Expressway (I-93 N/S), 1 mile.
Distance to Airport:	5.0 miles

SITE USES

Manufacturing, vehicle storage

COMMENTS

Lease terms are negotiable.

BRA / EDIC

Building space for lease in DORCHESTER - SOUTH

Type: I

SITE

New England Spice
60 Clayton Street
Dorchester MA 02122

In Empowerment Zone: N

CONTACT PERSON

Michael Rauseo, Owner
The Suffolk Company
10 Post Office Square
Boston MA 02110
Phone: 617-482-6050

SIZE

Total Building Space:	14,400	Sq.Ft
Building Space Available:	1,600	Sq.Ft
For Manuf./Warehouse:	1,600	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	6,000	Sq.Ft
Ground Floor Space Avail.:	1,600	Sq.Ft

LEASE TERMS

Rent: \$6.00 /Sq.Ft

BUILDING DESCRIPTION

Condition:	Built: 1880	Renovated:	Floors: 2.0
Stud Height: 16.00	Loading Docks: Extensive tailboard loading.		
Freight Elevators: 0	Parking Spaces: 36		

Utilities: Heat - oil-fired boiler.

Features:

Sprinklers: Full.

Description: Multi-bldg. site: brick bldg w/ 2 flrs and basement.

TRANSPORTATION

Public Trans:	Fields Corner, Red Line, 6 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	2 blocks from Freeport St. and 1/2 mile from SE Expressway.
Distance to Airport:	3.0 miles

SITE USES

Manufacturing, warehouse.

COMMENTS

Prior use: spice manufacturing company.
First floor includes 1,600 SF of attached warehouse.

BRA / EDIC

Building/Land space for sale in DORCHESTER - SOUTH

Type:

SITE

Sturtevant Mill Company
103 - 105 Clayton Street
Dorchester MA 02122

In Empowerment Zone: N

CONTACT PERSON

Austin W. Smith or John J. O'Connor III, Owner
Whittier Partners
155 Federal Street
Boston MA 02110
Phone: 617/428-6000

SIZE

Total Building Space:	28,127 Sq.Ft
Building Space Available:	0 Sq.Ft
For Manuf./Warehouse:	18,127 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 0 Sq.Ft
Parcel Size: 1.71 Acres

SALE TERMS

Sale price: \$ 800,000 Taxes: \$ 24,787

BUILDING DESCRIPTION

Condition: Good	Built: 1896	Renovated: 1975	Floors: 4.0
Stud Height: 0.00	Loading Docks: 1 - Tailboard		
Freight Elevators: 0	Parking Spaces:		

Utilities: Water

Features: Hot topped parking lot surrounded by fence and trees.
Sprinklers: All
Renovations: Minimum for use indicated
Description: Good secluded open site. Rectangular paved lot.

TRANSPORTATION

Public Trans:	Near Fields Corner T Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	1 1/2 mile to southeast expressway.
Distance to Airport:	3.0 miles

SITE USES

Manufacturing & Office

COMMENTS

3 Sheds on site

BRA / EDIC

Building space for sale in DORCHESTER - SOUTH

Type:

SITE

Sturtevant Mill Company
18 Clayton Street
Boston MA 02122

In Empowerment Zone: N

CONTACT PERSON

Austin W. Smith or John H. O'Connor III, Broker
Whittier Partners
155 Federal Street
Boston MA 02110
Phone: 617/482-6000

SIZE

Total Building Space:	12,000 Sq.Ft
Building Space Available:	12,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

SALE TERMS

Sale price: \$ 600,000

Taxes: \$ 10,541

BUILDING DESCRIPTION

Condition:	Built: 1958	Renovated:	Floors: 1.0
Stud Height: 0.00	Loading Docks: 3--1 ramped in bay and 2 under cover loading docks		
Freight Elevators: 0	Parking Spaces:		

Utilities:

Features:

Sprinklers:

Description:

TRANSPORTATION

Public Trans: Fields Corner, Red Line -- 7 minute walk

Rail Trans:

Port Access:

Highway Trans: 1 1/2 miles from southeast expressway

COMMENTS

BRA / EDIC

Building space for sale/lease in DORCHESTER - SOUTH

Type: I

SITE

CONTACT PERSON

Sunbeam Property
60 Tenean Street
Dorchester MA 02122

John Cremmen, Broker
Peter Elliot & Company, Inc.
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

In Empowerment Zone: N

SIZE

Total Building Space:	44,000	Sq.Ft
Building Space Available:	44,000	Sq.Ft
For Manuf./Warehouse:	41,000	Sq.Ft
For Industrial Office:	3,000	Sq.Ft
For R&D:	0	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE/SALE TERMS

Rent: \$5.50 /Sq.Ft	Triple Net
Sale price: \$ 2,150,000	Taxes: \$ 39,000

BUILDING DESCRIPTION

Condition:	Built: 1968	Renovated: 1973	Floors: 0.0
Stud Height: 16.00	Loading Docks: 3 Tailboard Loading, 1 Drive-in Garage Door.		
Freight Elevators: 0	Parking Spaces: 65		

Utilities: Packaged cooling units, gas-fired, ceiling-mounted heaters.

Features: Internal loading platforms. Overhead blowers in warehouse.
Sprinklers: Full.
Description: Brick-block w/ concrete slab compos'n roof/metal decking

TRANSPORTATION

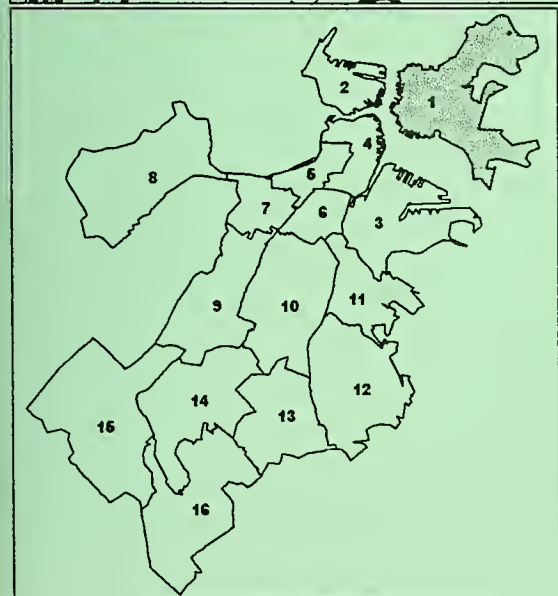
Public Trans:	North Quincy and Fields Corner Stations, Red Line.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To I-93 N/S.
Distance to Airport:	10.0 miles

SITE USES

Warehouse, Manufacturing.

COMMENTS

Has retail component approximately 2,700 s/f.
Drive-in service area for vehicles with lift.



East Boston

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

EAST BOSTON

Sq. Ft. Available	Site Address	Building or Land	Status
8,500	944 Bennington Street	Building	For Lease
43,000	98 Rear Condor Street	Building	For Sale or Lease
46,000	440 McClellan Highway	Building	For Lease
210,000	156 Porter Street	Building	For Sale or Lease
N/A	246 - 256 Border Street	Land	N/A
N/A	98 Rear Condor Street	Land	For Sale or Lease
260,000	345 - 365 McClellan Highway	Land	For Sale or Lease

BRA / EDIC

Building/Land space for sale/lease in EAST BOSTON

Type: I

SITE

98 Rear Condor Street
East Boston MA 02128

CONTACT PERSON

Mark Gottesman, Broker
Hunneman Commercial Co.
70-80 Lincoln Street
Boston MA 02111
Phone: 617-457-3211

In Empowerment Zone:

SIZE

Total Building Space: 43,000 Sq.Ft
Building Space Available: 43,000 Sq.Ft
For Manuf./Warehouse: 43,000 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 39,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 0 Sq.Ft
Parcel Size: 1.90 Acres

LEASE/SALE TERMS

Rent: \$5.25 /Sq.Ft Triple Net
Sale price: \$ 1,700,000 Taxes: \$ 44,032

BUILDING DESCRIPTION

Condition: Excellent Built: 1987 Renovated: Floors: 1.0
Stud Height: 20.00 Loading Docks: 4 Tailboards, 1 Grade level
Freight Elevators: 0 Parking Spaces: 75

Utilities: Gas, Water, Electric
Amps: 800 Volts: Phase:
Features:
Sprinklers: Full
Renovations: Minimum
Description:

TRANSPORTATION

Public Trans: Bus service to Maverick T Station
Rail Trans: None.
Port Access: None.
Highway Trans: Mystic Bridge, Rte. 1, Sumner/Callahan Tunnels.
Distance to Airport: 0.5 miles

SITE USES

Manufacturing, Warehouse

COMMENTS

Owner is East Boston Community Development Corporation

BRA / EDIC

Land space for sale/lease in EAST BOSTON

Type:

SITE

345-365 McClellan Highway
East Boston MA 02128

In Empowerment Zone: N

CONTACT PERSON

Al Kramer, Attorney, Owner
McClellan Highway Corp.
175 McClellan Highway
East Boston MA 02128
Phone: 617-568-1397

SIZE

Open Space Available: 260,000 Sq.Ft
Parcel Size: 6.00 Acres

LEASE/SALE TERMS

Rent: Triple Net
Sale price: \$ 3,500,000
Taxes: \$ 43,500
TRANSPORTATION

Public Trans: MBTA bus stop next to site.
Rail Trans: Within 1-2 miles
Port Access: Within 1-2 miles
Highway Trans: Site on Rt 1A
Distance to Airport: 1.0 miles

SITE USES

Any uses permitted by zoning.

COMMENTS

6 acres open space. Rent negotiable.

BRA / EDIC

Building space for lease in EAST BOSTON

Type: I

SITE

CONTACT PERSON

440 McClellan Highway
440 McClellan Highway
East Boston MA 02128

Warren Brown, Broker
Boston Commercial Properties
70 Walnut Street
Wellesley MA 02181
Phone: 617/239-8233

In Empowerment Zone: N

SIZE

Total Building Space:	118,705 Sq.Ft
Building Space Available:	46,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	118,705 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	12,000 and 34,000

LEASE TERMS

Rent: \$12.00/Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Excellent	Built:	Renovated: 1991	Floors: 1.0
Stud Height: 24.00		Loading Docks: 13 - tailboard	
Freight Elevators: 0		Parking Spaces:	

Utilities: Gas, Water, Electric

Features:

Sprinklers:	All
Renovations:	None for use
Description:	Air cargo related businesses

TRANSPORTATION

Public Trans:	Bus
Rail Trans:	none
Port Access:	none
Highway Trans:	McClellan Hwy, Rte 1A, Sumner/Callahan Tunnel 1.5 mi.- Rt.93
Distance to Airport:	1.0 miles

SITE USES

Warehouse

COMMENTS

Ideal for Air-Cargo related facility

BRA / EDIC

Building space for lease in EAST BOSTON

Type: I

SITE

Bennington Realty Trust
944 Bennington Street
East Boston MA 02128

In Empowerment Zone: N

CONTACT PERSON

Tony Anelauskas, Owner
Lombardo Companies
6 Billing Street
Randolph MA 02368
Phone: 781-986-5000

SIZE

Total Building Space:	20,000	Sq.Ft
Building Space Available:	8,500	Sq.Ft
For Manuf./Warehouse:	8,500	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	10,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE TERMS

Rent: \$ 2.00 - 4.00 /Sq.Ft.

BUILDING DESCRIPTION

Condition:	Built: 1960	Renovated: 1980	Floors: 2.0
Stud Height: 8.00	Loading Docks: Roll-up door.		
Freight Elevators: 0	Parking Spaces: 10		

Utilities:
Amps: 200 Volts: Phase: 3
Features:
Sprinklers: Yes
Description:

TRANSPORTATION

Public Trans:	Maverick Station (Blue Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Route 1A.
Distance to Airport:	1.0 miles

SITE USES

Manufacturing, R&D.

COMMENTS

BRA / EDIC

Type: III

SITE

Liberty Plaza (rear)
246-256 Border Street
Boston MA 02128

In Empowerment Zone: N

CONTACT PERSON

Tony Anelauskas, Broker
Lombardo Companies
6 Billing Street
Randolph MA 02368
Phone: 781-986-5000

SIZE

Open Space Available: 0 Sq.Ft
Parcel Size: 4.00 Acres

Sale price:

Taxes:

TRANSPORTATION

Public Trans:	MBTA Buses into Central Square or Maverick Station Blue Line
Rail Trans:	
Port Access:	Yes
Highway Trans:	Route 93 - 3 miles
Distance to Airport:	0.5 miles

SITE USES

Marine Industrial

COMMENTS

BRA / EDIC

Building space for sale/lease in EAST BOSTON

Type: I

SITE

Revelation Bra Company
156 Porter Street
East Boston MA 02128

In Empowerment Zone: N

CONTACT PERSON

Arnold Jacobson, Arnold Wilson, Owner
Revelation Bra Company
156 Porter Street
East Boston MA 02128
Phone: 617-569-3000

SIZE

Total Building Space: 210,000 Sq.Ft
Building Space Available: 210,000 Sq.Ft
For Manuf./Warehouse: 210,000 Sq.Ft
For Industrial Office: 210,000 Sq.Ft
For R&D: 210,000 Sq.Ft
Building Foot Print: 52,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: Available space located on 3 floors.

LEASE/SALE TERMS

Rent: \$ 4.50 - 5.50 /Sq.Ft. Triple Net
Sale price: \$ 10,000,000

BUILDING DESCRIPTION

Condition: Built: 1911 Renovated: Floors: 3.0
Stud Height: 17.00 Loading Docks: 1 Platform, 3 Tailboard bays.
Freight Elevators: 4 Parking Spaces: 150

Utilities: All on site.

Features:

Sprinklers: Full.
Renovations: None.
Description: Next to Airport.

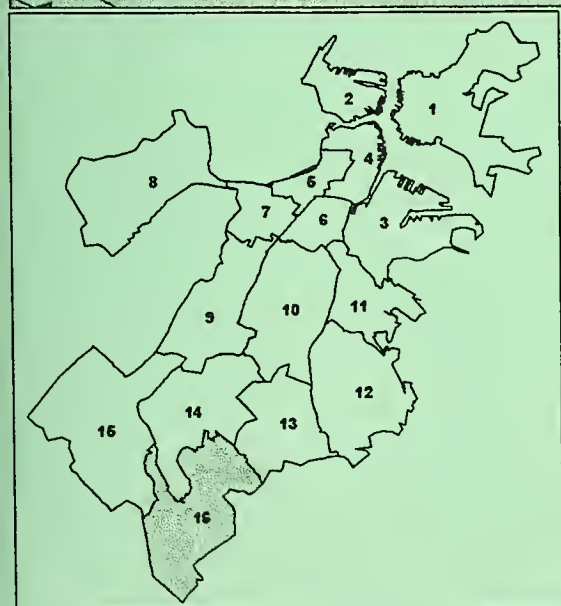
TRANSPORTATION

Public Trans: 1 block to Airport MBTA Station, (Blue Line).
Rail Trans: None.
Port Access: None.
Highway Trans: McClellan Highway (Route 1A), 1 block to I-93, I-90.
Distance to Airport: 1.0 miles

SITE USES

Light manufacturing, office.

COMMENTS



Hyde Park

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

HYDE PARK

Sq. Ft. Available	Site Address	Building or Land	Status
7,500	67 Sprague Street	Building	For Lease
7,850	1636 Hyde Park Avenue	Building	For Sale or Lease
10,000	1616 Hyde Park Avenue	Building	For Lease
11,000	1391 Hyde Park Avenue	Building	For Sale or Lease
11,527	1295 River Street	Building	For Sale or Lease
25,000	21 Industrial Drive	Building	For Sale or Lease
100,000	31 Industrial Drive	Building	For Sale or Lease
450,000	65 Sprague Street	Building	For Lease
87,000	21 Industrial Drive	Land	For Sale or Lease
197,000	31 Industrial Drive	Land	For Sale or Lease

BRA / EDIC

Building space for lease in HYDE PARK

Type: I

SITE

CONTACT PERSON

1616 Hyde Park Avenue
Hyde Park MA 02136

Arthur Leon, Owner

1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

In Empowerment Zone: N

SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	2,000 Sq.Ft
For R&D:	10,000 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$5.25 /Sq.Ft

BUILDING DESCRIPTION

Condition:	Built: 1970	Renovated: 1981	Floors: 1.0
Stud Height: 20.00	Loading Docks: 2 Drive-in.		
Freight Elevators: 0	Parking Spaces: 20		

Utilities: Gas, heat, ample electric power, city water & sewer.

Features: Five-ton overhead crane. 2,500 mezzanine.

Sprinklers:

Description: Metal building.

TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square. Commuter rail.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.
Distance to Airport:	10.0 miles

SITE USES

Manufacturing, warehouse, R&D

COMMENTS

15,000 SF paved open area in rear for parking.

BRA / EDIC

Building space for lease in HYDE PARK

Type:

SITE

67 Sprague Street
Hyde Park MA 02136

In Empowerment Zone:

CONTACT PERSON

Jason Levendusky, Broker
Nordblom Company
31 Third Avenue
Burlington MA 01803
Phone: 781-270-0539

SIZE

Total Building Space:	22,500 Sq.Ft
Building Space Available:	7,500 Sq.Ft
For Manuf./Warehouse:	7,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE TERMS

Rent: \$5.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 0.0
Stud Height: 22.00		Loading Docks: 3 loading bays 33' x 25'	
Freight Elevators: 0		Parking Spaces:	

Utilities:
Amps: 100 Volts: 220 Phase:
Features:
Sprinklers: Full.
Description:

TRANSPORTATION

Public Trans:	Readville Commuter Station.
Rail Trans:	Possible.
Port Access:	None.
Highway Trans:	Sprague St. to East St. to Rt. 128 N/S, 2 miles.
Distance to Airport:	10.0 miles

COMMENTS

BRA / EDIC

Building space for lease in HYDE PARK

Type: I

SITE

65 Sprague Street
Hyde Park MA 02136

In Empowerment Zone: N

CONTACT PERSON

Jason Levendusky, Broker
Nordblom Company
31 Third Avenue
Burlington MA 01803
Phone: 781-270-0359

SIZE

Total Building Space: 450,000 Sq.Ft
Building Space Available: 450,000 Sq.Ft
For Manuf./Warehouse: 370,000 Sq.Ft
For Industrial Office: 80,000 Sq.Ft
For R&D: 0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: Negotiable

LEASE TERMS

Rent: \$4.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Built: 1906 Renovated: 1989 Floors: 2.0
Stud Height: 20.00 Loading Docks: 34 overhead doors
Freight Elevators: 1 Parking Spaces:

Utilities:

Features:

Sprinklers: bi-level wet sprinklered
Description:

TRANSPORTATION

Public Trans: Readville Commuter Station.
Rail Trans:
Port Access:
Highway Trans: Sprague Street to East Street to Route 128 N/S, 1 mile.
Distance to Airport: 12.0 miles

SITE USES

Manufacturing, Warehouse.

COMMENTS

BRA / EDIC

Building space for sale/lease in HYDE PARK

Type: III

SITE

1636 Hyde Park
Hyde Park MA 02136

In Empowerment Zone: N

CONTACT PERSON

Dana Narlee, Broker
Pearson Associates
474 Summer Street
Boston MA 02210
Phone: 617-423-2000

SIZE

Total Building Space:	7,850	Sq.Ft
Building Space Available:	7,850	Sq.Ft
For Manuf./Warehouse:	7,850	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	7,850	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE/SALE TERMS

Rent: \$4.50 /Sq.Ft Triple Net
Sale price: \$ 350,000

BUILDING DESCRIPTION

Condition: Fair	Built:	Renovated:	Floors: 1.0
Stud Height: 16.00		Loading Docks: 1	Drive-in
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:

Sprinklers:

Description:

TRANSPORTATION

Public Trans:	Close to Readville Commuter line
Rail Trans:	
Port Access:	
Highway Trans:	1.5 miles to Rt 128

SITE USES

Manufacturing, Warehouse

COMMENTS

BRA / EDIC

Building space for sale/lease in HYDE PARK

Type:

SITE

CONTACT PERSON

1295 River St Professional Bldg
1295 River Street
Hyde Park MA 02136

Stan Sreda, Owner
1295 River St. Trust
10 Mansfield St.
Sharon MA 02067
Phone: 617-784-2720

In Empowerment Zone: N

SIZE

Total Building Space:	12,800	Sq.Ft
Building Space Available:	11,527	Sq.Ft
For Manuf./Warehouse:	2,500	Sq.Ft
For Industrial Office:	3,700	Sq.Ft
For R&D:	3,500	Sq.Ft
Building Foot Print:	4,480	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft
Available Subdivision:	all floors	

LEASE/SALE TERMS

Rent: \$ 8.00 - 12.00 /Sq.Ft.

Sale price: \$ 600,000

Taxes: \$ 15,000

BUILDING DESCRIPTION

Condition:	Built: 1930	Renovated: 1985	Floors: 3.0
Stud Height: 12.00	Loading Docks: 1 Tailboard/Elevator access		
Freight Elevators: 1	Parking Spaces: 12		

Utilities:	Electricity, water, sewer, phone				
Amps:	Volts:	Phase: 3 and 4			
Features:	New Rubber Membrane roof,new carpet+paint 2 flr,security sys				
Sprinklers:					
Description:	Brick structure w/paved parking lot				

TRANSPORTATION

Public Trans:	Bus and commuter rail
Rail Trans:	None
Port Access:	None
Highway Trans:	5 miles to Rt 128
Distance to Airport:	10.0 miles

SITE USES

Office,retail,medical,warehous

COMMENTS

BRA / EDIC

Building/Land space for sale/lease in HYDE PARK

Type: III

SITE

Burtman Steel Bldg
31 Industrial Drive
Hyde Park MA 02136

In Empowerment Zone: N

CONTACT PERSON

Philip Goodman, Broker
Whiting Trust
PO Box 5, 31 Industrial Drive
Readville MA 02137
Phone: 617-364-1200

SIZE

Total Building Space: 100,000 Sq.Ft
Building Space Available: 100,000 Sq.Ft
For Manuf./Warehouse: 96,000 Sq.Ft
For Industrial Office: 4,000 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 100,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 197,000 Sq.Ft
Parcel Size: 4.66 Acres

LEASE/SALE TERMS

Rent: \$3.25 /Sq.Ft Triple Net
Sale price: \$ 1,700,000 Taxes: \$ 65,000

BUILDING DESCRIPTION

Condition: Built: Renovated: Floors: 2.0
Stud Height: 20.00 Loading Docks: 2 Tailboards, 14 Drive-in.
Freight Elevators: 1 Parking Spaces: 75

Utilities: Gas, electric, water.

Features: Column spacing: 25' * 32'.
Sprinklers: Yes
Description: Cement block/brick construction.

TRANSPORTATION

Public Trans: Readville Commuter Station.
Rail Trans: Possible.
Port Access: None.
Highway Trans: Route 128, N/S.
Distance to Airport: 11.0 miles

SITE USES

Mnfg, repair facility, storage

COMMENTS

5 ton cranes.

BRA / EDIC

Building/Land space for sale/lease in HYDE PARK

Type: III

SITE

Burtman Steel Bldg
21 Industrial Drive
Hyde Park MA 02136

In Empowerment Zone: N

CONTACT PERSON

Philip Goodman, Broker
Whiting Trust
PO Box 5, 31 Industrial Drive
Readville MA 02137
Phone: 617-364-1200

SIZE

Total Building Space:	25,000	Sq.Ft
Building Space Available:	25,000	Sq.Ft
For Manuf./Warehouse:	23,000	Sq.Ft
For Industrial Office:	2,000	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	24,680	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Open Space Available:	87,000	Sq.Ft
Parcel Size:	2.20	Acres

LEASE/SALE TERMS

Rent: \$4.50 /Sq.Ft	Triple Net
Sale price: \$ 900,000	Taxes: \$ 20,000

BUILDING DESCRIPTION

Condition:	Built: 1981	Renovated:	Floors: 2.0
Stud Height: 26.00		Loading Docks: 2 Tailboard, 2 Drive-in.	
Freight Elevators: 0		Parking Spaces: 50	

Utilities: Gas, electric, water.

Features:

Sprinklers: Full.

Description: Column spacing: 26'* 50'.

TRANSPORTATION

Public Trans:	Readville Commuter Station.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Route 128, N/S.
Distance to Airport:	11.0 miles

SITE USES

Repair facility, warehouse, mnfg

COMMENTS

Includes modern offices in both floors, work area, and yard.
5 ton cranes.

BRA / EDIC

Building space for sale/lease in HYDE PARK

Type: II

SITE

Morel Builders Supply Co., Inc.
1391 Hyde Park Avenue
Hyde Park MA 02136

In Empowerment Zone:

CONTACT PERSON

Debra Ricci, Broker
March Have Realty
72 Alpine Way
Stoughton MA 02072
Phone: 617-344-1947

SIZE

Total Building Space:	11,000	Sq.Ft
Building Space Available:	11,000	Sq.Ft
For Manuf./Warehouse:	6,000	Sq.Ft
For Industrial Office:	1,000	Sq.Ft
For R&D:	4,000	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE/SALE TERMS

Rent: \$ 3.75 - 4.50 /Sq.Ft.	Triple Net
Sale price: \$ 295,000	Taxes: \$ 15,272

BUILDING DESCRIPTION

Condition: Good	Built: 1950	Renovated: 1987	Floors: 2.0
Stud Height: 0.00	Loading Docks:		
Freight Elevators: 0	Parking Spaces: 10		

Utilities:	Gas, Water, Electric
Amps: 400	Volts: Phase: 2
Features:	Offices have control of heat & air conditioning
Sprinklers:	None
Description:	

TRANSPORTATION

Public Trans:	Bus #32: Forest Hills - Wolcott Square, near train
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Neponset Valley Parkway to Truman Highway to Rtes 138 & 128.
Distance to Airport:	8.0 miles

SITE USES

Manuf., Wrhse., Office, & R&D

COMMENTS



Jamaica Plain

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

JAMAICA PLAIN

Sq. Ft. Available	Site Address	Building or Land	Status
N/A	76 Stonley Road	Building	For Sale or Lease
N/A	34 Brookley Road	Building	For Sale
1,000	37 Brookley Road	Building	For Lease
1,200	50 Stedman Street	Building	For Lease
3,000	57 - 67 Brookside Avenue	Building	For Sale or Lease
7,541	51 - 59 - 71 Amory Street	Building	For Lease
125,000	31 Germania Street	Building	For Lease
N/A	57 - 67 Brookside Avenue	Land	For Sale or Lease
500	34 Brookley Road	Land	For Sale
5,000	50 Stedman Street	Land	For Lease
19,000	76 Stonley Road	Land	For Sale or Lease

BRA / EDIC

Building/Land space for sale/lease in JAMAICA PLAIN

Type: III

SITE

57-67 Brookside Avenue
Boston MA 02130

In Empowerment Zone: N

CONTACT PERSON

William Weiss, Broker
Brookside Realty Trust
68 Sheridan Street
Boston MA 02130
Phone: 617-524-1172

SIZE

Total Building Space:	26,000 Sq.Ft
Building Space Available:	3,000 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	16,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	1st floor, 14' cl height
Open Space Available:	0 Sq.Ft
Parcel Size:	0.00 Acres

LEASE/SALE TERMS

Rent: \$ 6.00 - 8.75 /Sq.Ft.

Sale price:

Taxes: \$ 18,000

BUILDING DESCRIPTION

Condition: Good/Fair	Built: 1905	Renovated:	Floors: 1.0
Stud Height: 15.00	Loading Docks: 2 - steel plate		
Freight Elevators: 0	Parking Spaces:		

Utilities:	Water, Gas, Electric
Amps: 200	Volts: 220 Phase:
Features:	Church school across street, will fax/send plans of building
Sprinklers:	All
Description:	

TRANSPORTATION

Public Trans:	Orange Line, Green St & Stonybrook stops, Bus on Wash. St
Rail Trans:	None
Port Access:	None
Highway Trans:	95 South 15 minutes & Mass Ave
Distance to Airport:	9.0 miles

SITE USES

Office, R&D

COMMENTS

Dividing into 1000 sf condominiums

BRA / EDIC

Building space for lease in JAMAICA PLAIN

Type: II

SITE

Boston Industrial Center
51 - 59 - 71 Amory Street
Boston MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Denis Murphy, Broker
Rolls Realty Inc.
1125 Commonwealth Avenue
Allston MA 02134
Phone: 617-787-2777

SIZE

Total Building Space: 109,525 Sq.Ft
Building Space Available: 7,541 Sq.Ft
For Manuf./Warehouse: 7,541 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 29,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: 1st floor

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition: Fair Built: 1890 Renovated: Floors: 4.0
Stud Height: 12.00 Loading Docks: 1
Freight Elevators: 1 Parking Spaces: 50

Utilities: Heat, water

Features:

Sprinklers: All.

Description: Brick building.

TRANSPORTATION

Public Trans: Jackson Square Station (Orange Line), 1 block.
Rail Trans: None.
Port Access: None.
Highway Trans: Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 1 1/2 miles
Distance to Airport: 5.0 miles

SITE USES

Light manufacturing, storage.

COMMENTS

BRA / EDIC

Building space for lease in JAMAICA PLAIN

Type: I

SITE

Haffenreffer Brewery Complex
31 Germania Street
Jamaica Plain MA 02130

In Empowerment Zone: N

CONTACT PERSON

Betty Clark, Owner
NDC of Jamaica Plain
31 Germania Street
Jamaica Plain MA 02130
Phone: 617-522-2424

SIZE

Total Building Space:	125,000 Sq.Ft
Building Space Available:	125,000 Sq.Ft
For Manuf./Warehouse:	8,180 Sq.Ft
For Industrial Office:	2,300 Sq.Ft
For R&D:	2,300 Sq.Ft
Building Foot Print:	24,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: Triple Net

BUILDING DESCRIPTION

Condition: Good	Built: 1880	Renovated: 1995	Floors: 3.0
Stud Height: 20.00	Loading Docks: 4-Overhead door, trailer tail.		
Freight Elevators: 1	Parking Spaces: 100		

Utilities:	Gas, heat, high level electric.
Amps:	Volts: Phase: 3
Features:	Access to FAX/copy machine, small business tech'l assistance
Sprinklers:	Partial.
Renovations:	Much of the space is newly renovated.
Description:	16 buildings are part of small business incubator.

TRANSPORTATION

Public Trans:	Green Station (Orange Line), 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 5 miles.
Distance to Airport:	6.0 miles

SITE USES

Mfng, wrhse, office, R&D

COMMENTS

Lease terms are negotiable

BRA / EDIC

Building space for lease in JAMAICA PLAIN

Type: II

SITE

CONTACT PERSON

Northeastern Petroleum Serv and
37 Brookley Road
Jamaica Plain MA 02130

Jerry Mello, Owner
Stonley Realty Corp.
37 Brookley Road
Jamaica Plain MA 02130
Phone: 617-522-8390

In Empowerment Zone: N

SIZE

Total Building Space:	7,000	Sq.Ft
Building Space Available:	1,000	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	1,000	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	5,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE TERMS

Rent: \$ 5.00 - 6.00 /Sq.Ft.

BUILDING DESCRIPTION

Condition:	Built: 1963	Renovated: 1975	Floors: 2.0
Stud Height: 7.00	Loading Docks: None		
Freight Elevators: 0	Parking Spaces: 6		

Utilities: Electricity & Heat Included 1-3 PH (110/220 to office)

Features: Bright,window A/C unit,carpeted,partly furnished,2 baths,kit
Sprinklers: none
Renovations: New Carpet, Paint, A/C-common entrance-avail. after hours
Description:

TRANSPORTATION

Public Trans:	Forest Hills Station/Green St. Station 2 blocks
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd. to I-93 and I-90.
Distance to Airport:	10.0 miles

SITE USES

Warehouse,Contractor,Sales Rep

COMMENTS

Has open yards with permit for tank truck storage.Additional
Whlsle space avail. on site. Parking. UTILITIES INCLUDED!

BRA / EDIC

Building/Land space for sale in JAMAICA PLAIN

Type: I

SITE

Northeastern Petroleum Service
34 Brookley Road
Jamaica Plain MA 02130

In Empowerment Zone:

CONTACT PERSON

Jerry Mello, Owner
Stonley Realty Corp.
37 Brookley Road
Jamaica Plain MA 02130
Phone: 617-522-8390

SIZE

Total Building Space:	8,000	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	8,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Open Space Available:	500	Sq.Ft
Parcel Size:	0.20	Acres

SALE TERMS

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition: Good	Built: 1930	Renovated: 1977	Floors: 1.0
Stud Height: 13.00	Loading Docks: None		
Freight Elevators: 0	Parking Spaces: 10		

Utilities: New electrical system, new hot air heat by oil.

Features: 2,000 sqft machine shop and all support equipment.

Sprinklers: None

Description: Concrete floors; clear span space.

TRANSPORTATION

Public Trans:	Forest Hills Station (Orange/Green Lines).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd to I-93 and I-90.
Distance to Airport:	10.0 miles

SITE USES

Manufacturing, Warehouse.

COMMENTS

Ideal for contractors garage for machinery, metal fabricat.
4 High doors and high clearance.

BRA / EDIC

Building/Land space for lease in JAMAICA PLAIN

Type: II

SITE

Quad Mobility
50 Stedman Street
Jamaica Plain MA 02130

In Empowerment Zone: N

CONTACT PERSON

Jerry Mello, Manager, Broker
Stedman Realty Trust
37 Brookley Road
Jamaica Plain MA 02130
Phone: 617-522-8390

SIZE

Total Building Space:	5,000	Sq.Ft
Building Space Available:	1,200	Sq.Ft
For Manuf./Warehouse:	1,200	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	1,000	Sq.Ft
Ground Floor Space Avail.:	1,000	Sq.Ft

Open Space Available:	5,000	Sq.Ft
Parcel Size:	0.40	Acres

LEASE TERMS

Rent: \$ 6.00 - 7.00 /Sq.Ft.

BUILDING DESCRIPTION

Condition:	Built: 1950	Renovated: 1990	Floors: 1.0
Stud Height: 20.00	Loading Docks: None		
Freight Elevators: 0	Parking Spaces: 10		

Utilities:	Heat, electric, hot air oil-fired furnaces.
Amps:	Volts: Phase: 1, 3
Features:	L-shaped building with overhead doors, 10' & 12'
Sprinklers:	None
Description:	Concrete floor; wood and concrete block construction.

TRANSPORTATION

Public Trans:	Forest Hills Station (Orange & Green Lines), 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd. to I-93 and I-90.
Distance to Airport:	10.0 miles

SITE USES

Contractor-distributor

COMMENTS

Has open yard with permit for automotive/tank truck storage
No Body or vehicle repair. UTILITIES INCLUDED WITH RENT

BRA / EDIC

Building/Land space for sale/lease in JAMAICA PLAIN

Type: I

SITE

The Paint Factory
76 Stonley Road
Jamaica Plain MA 02130

In Empowerment Zone: N

CONTACT PERSON

Jerry Mello, Broker
Stonley Realty Corp.
37 Brookley Road
Jamaica Plain MA 02130
Phone: 617-522-8390

SIZE

Total Building Space:	7,500	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	3,500	Sq.Ft
For Industrial Office:	300	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	5,500	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft
Available Subdivision:	2,000 SF available on 2nd floor for storage use.	
Open Space Available:	19,000	Sq.Ft
Parcel Size:	0.44	Acres

LEASE/SALE TERMS

Rent: \$ 5.00 - 6.00 /Sq.Ft.

Sale price: \$ 295,000

BUILDING DESCRIPTION

Condition:	Built: 1930	Renovated: 1997	Floors: 2.0
Stud Height: 10.00	Loading Docks: 0		
Freight Elevators: 0	Parking Spaces: 6		

Utilities:	Steam heat with oil.				
Amps:	Volts:	Phase: 1, 3			
Features:	Full alarm. New roof, new wiring. All U.G. tanks removed.				
Sprinklers:	Full.				
Description:	Flat and peaked roof.				

TRANSPORTATION

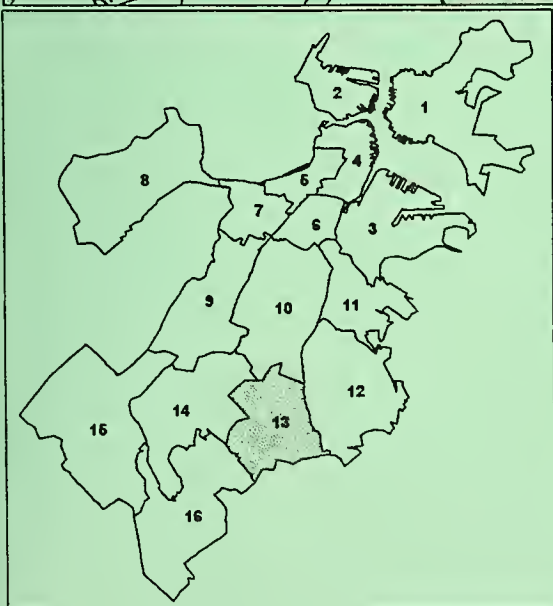
Public Trans:	Forest Hills (Orange line), 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Melnea Cass Blvd. to I-93 and I-90.
Distance to Airport:	10.0 miles

SITE USES

Mfng, Warehouse, Trade Type.

COMMENTS

Street parking-dead end street. Adjacent 4100 SF parking lot could be sold in '99 -- UTILITIES INCLUDED WITH RENT.



Mattapan - Franklin

Land and Buildings for Sale or Lease

Index of Building Space Available in:

MATTAPAN

Sq. Ft. Available	Site Address	Building or Land	Status
13,000	33 Mildred Avenue	Building	For Lease

BRA / EDIC

Building space for lease in MATTAPAN

Type: III

SITE

Tech Carburetor Building
33 Mildred Avenue
Mattapan MA 02126

In Empowerment Zone: N

CONTACT PERSON

Ray Ross or Steven Ramey, Owner
Tech Carburetor
35 Mildred Avenue
Mattapan MA 02126
Phone: 617-296-0050

SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	13,000 Sq.Ft
For Manuf./Warehouse:	13,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	40,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 16.00		Loading Docks: 2	Overheads.
Freight Elevators: 0		Parking Spaces:	

Utilities:	Steam heat.	
Amps: 1000	Volts:	Phase:
Features:		
Sprinklers:	Full.	
Description:	All brick building.	

TRANSPORTATION

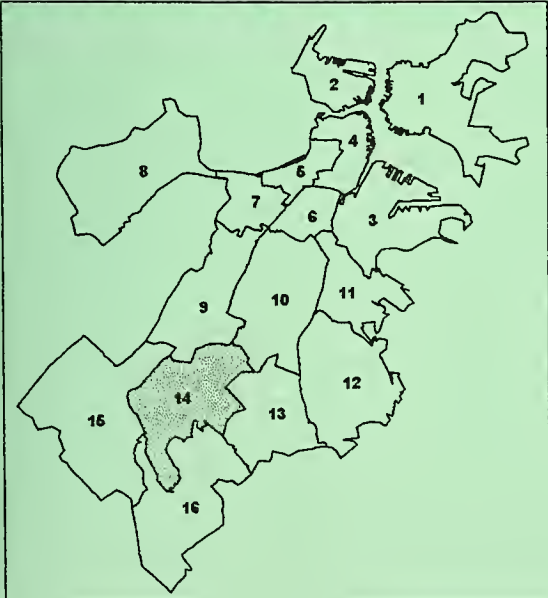
Public Trans:	Mattapan Square (Red Line), 1/4 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Babson Street to Blue Hill Avenue to Rte. 128.
Distance to Airport:	10.0 miles

SITE USES

Warehouse, garage.

COMMENTS

Lease terms are negotiable.



Roslindale

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

ROSLINDALE

Sq. Ft. Available	Site Address	Building or Land	Status
25,000	28 Mahler Road	Building	For Sale or Lease
25,000	44 Lochdale Road	Building	For Lease
6,565	28 Mahler Road	Land	For Sale or Lease
12,000	24 Lochdale Road	Land	For Lease

BRA / EDIC

Building/Land space for sale/lease in ROSLINDALE

Type: I

SITE

28 Mahler Road
Roslindale MA 02131

In Empowerment Zone: N

CONTACT PERSON

Frank J. Ditto, Owner
Ditto Industries
P.O. Box 116, 28 Mahler Road
Roslindale MA 02131
Phone: 617-524-5100

SIZE

Total Building Space: 25,000 Sq.Ft
Building Space Available: 25,000 Sq.Ft
For Manuf./Warehouse: 18,000 Sq.Ft
For Industrial Office: 7,000 Sq.Ft
For R&D: 18,000 Sq.Ft
Building Foot Print: 10,000 Sq.Ft
Ground Floor Space Avail.: 10,000 Sq.Ft

Open Space Available: 6,565 Sq.Ft
Parcel Size: 0.35 Acres

LEASE/SALE TERMS

Rent: Triple Net

Sale price: \$ 375,000

BUILDING DESCRIPTION

Condition: Built: 1935 Renovated: 1978 Floors: 3.0
Stud Height: 10.00 Loading Docks: 2 Tailboards, Drive-in overhead.
Freight Elevators: 1 Parking Spaces: 5

Utilities: Gas, water, sewer.
Amps: 400 Volts: 240 Phase: 3
Features: Airconditioned office space. Modern security systems.
Sprinklers: Full.
Renovations: None.
Description:

TRANSPORTATION

Public Trans: Forest Hills Station/Arborway (Orange and Green Line).
Rail Trans: Commuter rail.
Port Access: None.
Highway Trans: Washington Street to Cummins Hwy. to Rte. 128 and 138.
Distance to Airport: 5.0 miles

SITE USES

Mnfng, R&D, warehouse, office

COMMENTS

Rent is negotiable. Convenient to downtown Boston.
"Clean" 21E environmental evaluation.

BRA / EDIC

Building space for lease in ROSLINDALE

Type: 1

SITE

44 Lochdale Road
Roslindale MA 02131

In Empowerment Zone:

CONTACT PERSON

James C. Dow, Trustee, Broker
Northeastern Realty Trust
20 Rowes Wharf #309
Boston MA 02110
Phone: 617-426-4747

SIZE

Total Building Space:	50,000 Sq.Ft
Building Space Available:	25,000 Sq.Ft
For Manuf./Warehouse:	25,000 Sq.Ft
For Industrial Office:	25,000 Sq.Ft
For R&D:	25,000 Sq.Ft

Ground Floor Space Avail.: 25,000 Sq.Ft

LEASE TERMS

Rent: \$4.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Excellent	Built:	Renovated:	Floors: 2.0
Stud Height: 13.00		Loading Docks: 7-Overhead Roll-up	
Freight Elevators: 0		Parking Spaces: 48	

Utilities:	Gas, electric, water.
Amps: 400	Volts: Phase: 3
Features:	Excellent security and maintenance by owner and staff
Sprinklers:	All
Renovations:	None for use indicated
Description:	

TRANSPORTATION

Public Trans:	MBTA Forest Hills Bus route to door.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	4 miles to 128 - I95
Distance to Airport:	5.0 miles

SITE USES

Mfg, R&D, Warehouse, Office

COMMENTS

BRA / EDIC

Land space for lease in ROSLINDALE

Type:

SITE

Land
24 Lochdale Road
Roslindale MA 02131

In Empowerment Zone: N

CONTACT PERSON

James C. Dow, Trustee, Broker
Northeastern Realty Trust
20 Rowes Wharf #309
Boston MA 02110
Phone: 617-426-4747

SIZE

Open Space Available: 12,000 Sq.Ft
Parcel Size: 0.00 Acres

LEASE TERMS

Rent:

TRANSPORTATION

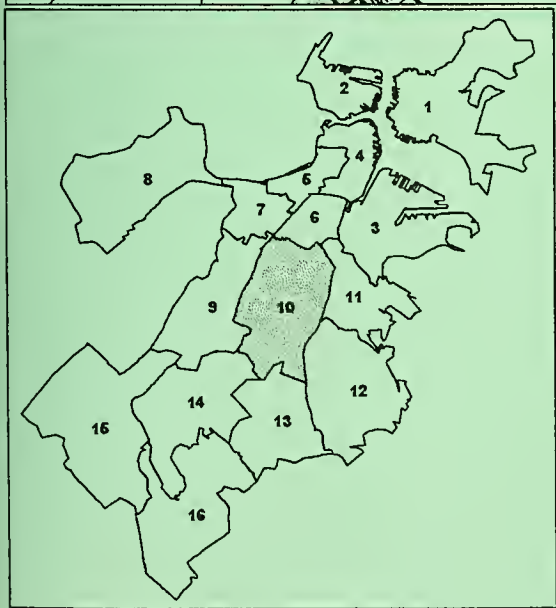
Public Trans: Forest Hills MBTA bus route to door
Rail Trans:
Port Access:
Highway Trans: 4 miles to Rte 128 & I95
Distance to Airport: 5.0 miles

SITE USES

Bus/Van Pkng./Contractor Use

COMMENTS

Rent is \$1,000/mo.
Will Build to suit tenant



Roxbury

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

ROXBURY

Sq. Ft. Available	Site Address	Building or Land	Status
N/A	34 Newmarket Square	Building	For Sale
3,100	104 - 108 Warren Street	Building	For Sale
15,000	18 Fellows Street	Building	For Sale or Lease
15,000	157 Hampden Street	Building	For Sale or Lease
19,000	3039 Washington Street	Building	For Sale or Lease
24,000	75 Proctor Street - 79 Magazine Street	Building	For Lease
24,000	120 Southampton Street	Building	N/A
28,846	87 Kemble Street	Building	For Sale
35,000	10 Cheney Street	Building	For Sale or Lease
40,000	23 Heath Street	Building	For Sale
40,000	16 Howard Street	Building	For Sale or Lease
50,000	817 Albany Street	Building	For Sale or Lease
N/A	87 Kemble Street	Land	For Sale
N/A	104 - 108 Warren Street	Land	For Sale
N/A	157 Hampden Street	Land	For Sale or Lease
6,000	97 Heath Street	Land	For Sale or Lease
9,747	34 Newmarket Square	Land	N/A
76,000	290 Southampton	Land	N/A

BRA / EDIC

Building space for sale/lease in ROXBURY

Type: III

SITE

18 Fellows Street
Boston MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Albert Sagansky, Broker
Warehouse & Distribution Properties
P.O. Box 990148 PrudentialCtr
Boston MA 02199
Phone: 617-424-7212

SIZE

Total Building Space:	15,000	Sq.Ft
Building Space Available:	15,000	Sq.Ft
For Manuf./Warehouse:	13,990	Sq.Ft
For Industrial Office:	1,930	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	14,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE/SALE TERMS

Rent: \$6.00 /Sq.Ft	Triple Net
Sale price:	Taxes: \$ 14,800

BUILDING DESCRIPTION

Condition: Fair	Built: 1920	Renovated: 1976	Floors: 1.0
Stud Height: 15.00	Loading Docks: Interior Platform Level		
Freight Elevators: 0	Parking Spaces: 6		

Utilities: Water

Features:

Sprinklers: All.
Renovations: Will Make Desired Improvements
Description:

TRANSPORTATION

Public Trans:	Excellent - Walk to city hospital
Rail Trans:	None
Port Access:	None
Highway Trans:	Mass Pike-2 miles, Expwy-1/2 mile
Distance to Airport:	4.0 miles

SITE USES

Manuf., Warehouse, Office, R&D

COMMENTS

Building can be vacated in 2-4 weeks

BRA / EDIC

Land space for sale/lease in ROXBURY

Type:

SITE

97 Heath Street
Roxbury MA 02120

In Empowerment Zone: N

CONTACT PERSON

Burton D. Kline, Owner
83-85 Heath Street Realty Trust
89 Heath Street
Jamaica Plain MA 02130
Phone: 617-442-7777

SIZE

Open Space Available: 6,000 Sq.Ft
Parcel Size: 0.52 Acres

LEASE/SALE TERMS

Rent:

Sale price:

TRANSPORTATION

Public Trans: Jackson Square Station (Orange Line).
Rail Trans: None.
Port Access: None.
Highway Trans: To Columbus Avenue to Melnea Cass Blvd. to I-93.
Distance to Airport: 6.0 miles

COMMENTS

BRA / EDIC

Building space for lease in ROXBURY

Type: II

SITE

75 Proctor St. - 79 Magazine St.
Roxbury MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Arnold Bloom, Broker
Norfolk Realty
70 Franklin Street
Boston MA 02110
Phone: 617-443-4300

SIZE

Total Building Space:	24,000 Sq.Ft
Building Space Available:	24,000 Sq.Ft
For Manuf./Warehouse:	24,000 Sq.Ft
For Industrial Office:	2,000 Sq.Ft
For R&D:	24,000 Sq.Ft
Building Foot Print:	24,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	12,000 sf w/separate entrance-utility services

LEASE TERMS

Rent: \$8.00 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Excellent	Built:	Renovated:	Floors: 1.0
Stud Height: 20.00		Loading Docks: 2	Kelly Dock.
Freight Elevators: 0		Parking Spaces: 6	

Utilities:

Amps: 220	Volts:	Phase:
Features:	Adjacent to public park, substantial off street parking	
Sprinklers:	Full.	
Description:	Reinforced Concrete floor	

TRANSPORTATION

Public Trans:	Bus #8: Columbia Point - Dudley Station.
Rail Trans:	None
Port Access:	None
Highway Trans:	Proctor Street to Massachusetts Ave. to I-93 N/S, 1 mile.
Distance to Airport:	5.0 miles

SITE USES

warehouse

COMMENTS

BRA / EDIC

Building/Land space for sale in ROXBURY

Type: III

SITE

87 Kemble Street
Roxbury MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Joel Miller, Owner
Perishable Management Services
87 Kemble Street
Boston MA
Phone: 617-424-0040

SIZE

Total Building Space:	28,846 Sq.Ft
Building Space Available:	28,846 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 0 Sq.Ft
Parcel Size: 2.33 Acres

SALE TERMS

Sale price: \$ 875,000 Taxes: \$ 21,128

BUILDING DESCRIPTION

Condition:	Built: 1888	Renovated:	Floors: 2.0
Stud Height: 17.50		Loading Docks: 5 enclosed tailgate docks	
Freight Elevators: 2		Parking Spaces: 30	

Utilities:

Features: food processing/blast freezers/coolers/floor drains
Sprinklers:
Description: Industrial Building/brick beam and block

TRANSPORTATION

Public Trans:	Bus #8: Ruggles - UMASS (Red Line); Uphams Corner Stn, nearby
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Proctor Street to Massachusetts Avenue to I-93 N/S.
Distance to Airport:	4.0 miles

SITE USES

Food proc/cold storage/distrib

COMMENTS

Built in freezers-food prep equipment

BRA / EDIC

Building/Land space for sale in ROXBURY

Type: III

SITE

104 - 108 Warren Street
Roxbury MA 02118

In Empowerment Zone: Y

CONTACT PERSON

Scott True, Owner
State Financial Services
254 Friend Street
Boston MA 02114
Phone: 617-720-0770

SIZE

Total Building Space:	3,100	Sq.Ft
Building Space Available:	3,100	Sq.Ft
For Manuf./Warehouse:	3,100	Sq.Ft
For Industrial Office:	3,100	Sq.Ft
For R&D:	3,100	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 0 Sq.Ft
Parcel Size: 0.33 Acres

SALE TERMS

Sale price: \$ 199,000 Taxes: \$ 6,700

BUILDING DESCRIPTION

Condition: Poor	Built: 1960	Renovated:	Floors: 1.0
Stud Height: 15.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces: 20	

Utilities: Gas and electric, gas 3 1/2 main.
Amps: 400 Volts: Phase: 3

Features:

Sprinklers:

Renovations: Substantial for Use indicated

Description:

TRANSPORTATION

Public Trans:	Bus line runs in front of property
Rail Trans:	No
Port Access:	No
Highway Trans:	93 Mass Pike within 1 mile
Distance to Airport:	4.0 miles

SITE USES

Manu., Warehouse, Office, R&D

COMMENTS

BRA / EDIC

Building space for sale/lease in ROXBURY

Type: III

SITE

16 Howard Street
Roxbury MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Dana Narlee, Broker
Pearson Associates
474 Summer Street
Boston MA 02210
Phone: 617-423-2000

SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	40,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	20,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE/SALE TERMS

Rent: \$4.50 /Sq.Ft Triple Net
Sale price: \$ 450,000

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 2.0
Stud Height: 15.00		Loading Docks: 4; 3-tailboard	1-drive-in
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:

Sprinklers:

Description:

TRANSPORTATION

Public Trans:
Rail Trans:
Port Access:
Highway Trans:

SITE USES

Manufacturing

COMMENTS

BRA / EDIC

Building space for sale/lease in ROXBURY

Type: III

SITE

3039 Washington Street
Boston MA 02119

In Empowerment Zone: N

CONTACT PERSON

Anthony Lepardo Jr., Broker
L & L Property Management
P.O. Box 255759
Boston MA 02125
Phone: 617-288-9300

SIZE

Total Building Space:	19,000 Sq.Ft
Building Space Available:	19,000 Sq.Ft
For Manuf./Warehouse:	19,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	19,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE/SALE TERMS

Rent: \$5.00 /Sq.Ft Triple Net
Sale price: \$ 1,000,000

BUILDING DESCRIPTION

Condition: Fair	Built:	Renovated:	Floors: 0.0
Stud Height: 0.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities:
Amps: Volts: Phase: single
Features: High Traffic
Sprinklers: Partial.
Description:

TRANSPORTATION

Public Trans:	Washington St. to Dudley or Forrest Hills
Rail Trans:	none
Port Access:	none
Highway Trans:	S.E. expressway
Distance to Airport:	20.0 miles

SITE USES

Manuf/wrhse/auto repair & body

COMMENTS

Lease with option - owner will build to suit

BRA / EDIC

Building space for sale/lease in ROXBURY

Type: III

SITE

10 Cheney Street
Boston MA 02121

In Empowerment Zone: Y

CONTACT PERSON

Anthony Lepardo Jr., Broker
L & L Property Management
P.O. Box 255759
Boston MA 02125
Phone: 617-288-9300

SIZE

Total Building Space:	35,000	Sq.Ft
Building Space Available:	35,000	Sq.Ft
For Manuf./Warehouse:	35,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	35,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE/SALE TERMS

Rent: \$5.00 /Sq.Ft Triple Net
Sale price: \$ 850,000

BUILDING DESCRIPTION

Condition: Good	Built:	Renovated:	Floors: 0.0
Stud Height: 0.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities:

Amps:	Volts:	Phase: 3
Features:	New Mall under construction (Grove Hall) - Blue Hill Ave	
Sprinklers:	Full	
Description:		

TRANSPORTATION

Public Trans:	3 mins to Blue Hill Ave (bus stop)
Rail Trans:	none
Port Access:	none
Highway Trans:	
Distance to Airport:	20.0 miles

SITE USES

Manuf/Wrhse/

COMMENTS

Lease with option - owner will build to suit

BRA / EDIC

Building/Land space for sale/lease in ROXBURY

Type: III

SITE

157 Hampden Street
Boston MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Anthony F. Lepardo Jr., Broker
L & L Property Management
P.O. Box 255759
Boston MA 02125
Phone: 617-288-9300

SIZE

Total Building Space: 15,000 Sq.Ft
Building Space Available: 15,000 Sq.Ft
For Manuf./Warehouse: 15,000 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 15,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 0 Sq.Ft
Parcel Size: 0.00 Acres

LEASE/SALE TERMS

Rent: \$5.00 /Sq.Ft Triple Net
Sale price: \$ 1,100,000

BUILDING DESCRIPTION

Condition: Fair Built: Renovated: Floors: 0.0
Stud Height: 0.00 Loading Docks:
Freight Elevators: 0 Parking Spaces:

Utilities:

Amps: Volts: Phase: 3
Features: close to medical center (3mins)
Sprinklers: full
Description:

TRANSPORTATION

Public Trans: 2 mins to Dudley St (bus stop)
Rail Trans: none
Port Access: none
Highway Trans: Rt 93 off mass ave exit, 3 mins to expressway
Distance to Airport: 12.0 miles

SITE USES

Manuf/Wrhse/truck/medical/reta

COMMENTS

lease with option - owner will build to suit

BRA / EDIC

Building space for sale in ROXBURY

Type:

SITE

CONTACT PERSON

23 Heath St
23 Heath St
Roxbury MA

George Demeter, Owner
Demeter Realty
163 Newbury St.
Boston MA 02116
Phone: (617) 262-1020

In Empowerment Zone: Y

SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	40,000 Sq.Ft
For Manuf./Warehouse:	40,000 Sq.Ft
For Industrial Office:	40,000 Sq.Ft
For R&D:	40,000 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

SALE TERMS

Sale price: Taxes: \$ 11,000

BUILDING DESCRIPTION

Condition:	Built: 1920	Renovated:	Floors: 4.0
Stud Height: 18.00		Loading Docks: 3 and garage	
Freight Elevators: 1		Parking Spaces: 20	

Utilities:

Features: Across the street from Roxbury Community College
Sprinklers:
Renovations: Needs to be totally renovated
Description:

TRANSPORTATION

Public Trans: Jackson Square Orange Line
Rail Trans:
Port Access:
Highway Trans:
Distance to Airport: 4.0 miles

SITE USES

Can be retrofitted for most us

COMMENTS

BRA / EDIC

Type:

SITE

Boston Tire Site
290 Southampton Street
Roxbury MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Perry M. Boudreau, Owner

290 Southampton Street
Roxbury MA 02119
Phone:

SIZE

Open Space Available: 76,000 Sq.Ft
Parcel Size: 1.00 Acres

Sale price:

Taxes:

TRANSPORTATION

Public Trans:	Bus #8: Columbia Point - Dudley Station (Orange Line).
Rail Trans:	None
Port Access:	None
Highway Trans:	Southampton Street to I-93 N/S.
Distance to Airport:	5.0 miles

COMMENTS

BRA / EDIC

Building space for sale/lease in ROXBURY

Type: I

SITE

Branch Electrical Supply
817 Albany Street
Roxbury MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Warren Brown, Broker
Boston Commercial Properties
70 Walnut Street
Wellesley MA 02181
Phone: 617/239-8233

SIZE

Total Building Space:	50,000	Sq.Ft
Building Space Available:	50,000	Sq.Ft
For Manuf./Warehouse:	50,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	8,050	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE/SALE TERMS

Rent: \$4.00 /Sq.Ft	Triple Net
Sale price: \$ 1,700,000	Taxes: \$ 30,000

BUILDING DESCRIPTION

Condition:	Built: 1918	Renovated:	Floors: 5.0
Stud Height: 12.00		Loading Docks: 2	Tailboards.
Freight Elevators: 1		Parking Spaces: 130	

Utilities: Oil, heat, gas, electricity.
Amps: 400 Volts: Phase: 3
Features:
Sprinklers:
Description: Brick exterior, steel frame & wood beam.

TRANSPORTATION

Public Trans:	Bus#8:Columbus Point-Dudley; bus#9: Ctral Sq.-City Hospital.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Albany Street to I-93 N/S.
Distance to Airport:	3.0 miles

SITE USES

Warehouse, manufacturing.

COMMENTS

Excellent development opportunity for office, R&D, bio-tech,
or light manufacturing.

BRA / EDIC

Type: I

SITE

Harry Miller Bldg.
120 Southampton Street
Roxbury MA 02120

In Empowerment Zone: Y

CONTACT PERSON

Mark Gottesman, Broker
Hunneman Company
70-80 Lincoln Street
Boston MA 02111
Phone: 617-457-3211

SIZE

Total Building Space:	76,000	Sq.Ft
Building Space Available:	24,000	Sq.Ft
For Manuf./Warehouse:	24,000	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	76,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built: 1950	Renovated:	Floors: 1.0
Stud Height: 16.00		Loading Docks: 2	Tailboards.
Freight Elevators: 0		Parking Spaces: 15	

Utilities: HVAC.

Features:	Building includes 1,500 SF office space.
Sprinklers:	Throughout
Description:	Brick/concrete construction.

TRANSPORTATION

Public Trans:	Bus #8: Columbus Point - Dudley Station (Orange Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Southampton Street to I-93 N/S.
Distance to Airport:	3.0 miles

SITE USES

Manufacturing, distribution.

COMMENTS

BRA / EDIC

Type: III

SITE

Steve Connolly Seafood Co., Inc
34 Newmarket Square
Roxbury MA 02119

In Empowerment Zone: Y

CONTACT PERSON

Jack Curley, Broker
Steve Connolly Seafood, Co., Inc.
34 Newmarket Square
Roxbury MA 02118
Phone: 617-427-7700

SIZE

Total Building Space:	28,700	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	23,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Open Space Available:	9,747	Sq.Ft
Parcel Size:	0.75	Acres

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 2.0
Stud Height: 13.00		Loading Docks: 2	Tailboards.
Freight Elevators: 0		Parking Spaces: 15	

Utilities:

Features:

Sprinklers:

Description:

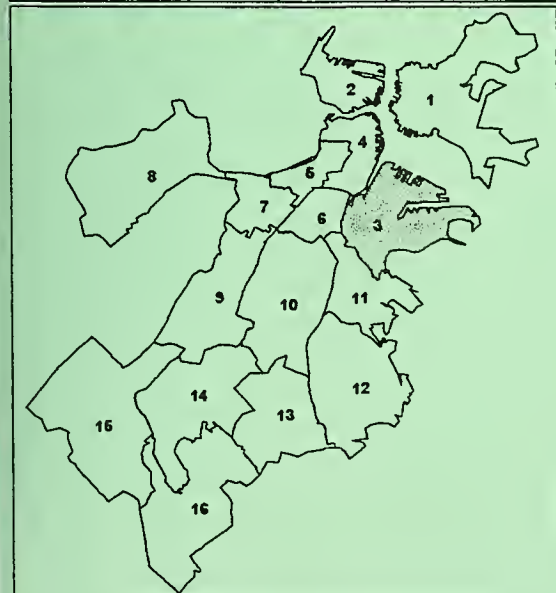
TRANSPORTATION

Public Trans:	Bus #8: Columbus Point - Dudley Station.
Rail Trans:	None
Port Access:	None
Highway Trans:	Southampton Street to I-93 N/S, 1 block.
Distance to Airport:	4.0 miles

SITE USES

Warehouse.

COMMENTS



South Boston

incl. Marine Industrial Park

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

SOUTH BOSTON*(Includes Marine Industrial Park (MIP))*

Sq. Ft. Available	Site Address	Building or Land	Status
N/A	205 A Street	Building	N/A
N/A	46 Midway Street	Building	N/A
N/A	50 Midway Street	Building	N/A
N/A	121 West First Street (off A Street)	Building	For Lease
N/A	332 Congress Street	Building	For Lease
N/A	374 Congress Street	Building	For Lease
N/A	368 Congress Street	Building	For Lease
3,600	12 Farnsworth Street	Building	For Lease
5,500	36 West Broadway Street	Building	For Lease
5,745	63 Melcher Street	Building	For Sale or Lease
7,500	348 Congress Street	Building	For Lease
10,000	515-19 West Second Street	Building	For Lease
10,240	110 K Street	Building	N/A
11,000	51 Melcher Street	Building	For Sale or Lease
11,500	200 Old Colony Avenue	Building	For Sale
11,700	215 A Street	Building	For Lease
15,230	60 K Street	Building	For Lease
15,500	329 West Second Street	Building	For Sale or Lease
15,600	388 East Eight Street	Building	For Sale or Lease
18,000	369 - 383 - 385 Dorchester Avenue	Building	For Lease

Index of Building Space and Land Available in:

SOUTH BOSTON*(Includes Marine Industrial Park (MIP))*

(CONTINUED)

Sq. Ft. Available	Site Address	Building or Land	Status
21,250	415 E Street	Building	For Lease
21,600	15 Elkins Street	Building	For Lease
66,000	40 Midway Street	Building	N/A
66,317	39 Old Colony Avenue	Building	For Sale or Lease
70,000	4 Alger Street	Building	For Lease
110,000	321 Summer Street	Building	For Lease
150,000	21 - 23 - 25 Drydock Avenue (Marine Industrial Park)	Building	For Lease
218,000	14 - 16 Greenbaum Street	Building	For Lease
65,340	14 - 16 Greenbaum Street	Land	For Sale or Lease
279,050	501 - 527 Dorchester Avenue	Land	For Sale or Lease

BRA / EDIC

Type:

SITE

205 A Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space: 105,000 Sq.Ft
Building Space Available: 0 Sq.Ft
For Manuf./Warehouse: 0 Sq.Ft
For Industrial Office: 7,500 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 15,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition: Built: 19c Renovated: Floors: 7.0
Stud Height: 13.00 Loading Docks: 3 Tailboards.
Freight Elevators: 1 Parking Spaces:

Utilities: Electric separately metered

Features: Heavy Floor capacity/good window to floor ratio
Sprinklers: Fully sprinklered
Description: Industrial area, adjacent to downtown Boston.

TRANSPORTATION

Public Trans: Bus #6: South Station (Red Line) - MIP.
Rail Trans: None
Port Access: None
Highway Trans: Melcher Street to Summer Street to I-93 N/S, 4 blocks.

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century
warehouses, comprising 3.5 mil. sqft.

BRA / EDIC

Type:

SITE

46 Midway Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	22,688	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	10,340	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 2.0
Stud Height: 13.00		Loading Docks: 1	
Freight Elevators: 1		Parking Spaces:	

Utilities: Steam Heat, Electricity separately metered

Features: Excellent window to floor ratio
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans:	Red Line, South Station or Broadway T Stop; Bus #6
Rail Trans:	None
Port Access:	None
Highway Trans:	93/SE Expressway and Mass Pike So. Station Exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century warehouses comprising 3.5 million sq. ft.

BRA / EDIC

Type:

SITE

50 Midway Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	52,500 Sq.Ft
Building Space Available:	0 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,500 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	Space available on 6th floor

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 7.0
Stud Height: 13.00		Loading Docks: 1	
Freight Elevators: 1		Parking Spaces:	

Utilities: Steam Heat, Electricity separately metered

Features:	Excellent window to floor ratio
Sprinklers:	Fully Sprinklered
Description:	Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans:	Red Line, South Station or Broadway T Stop; Bus #6
Rail Trans:	None
Port Access:	None
Highway Trans:	93/SE Expressway and Mass Pike, South Station exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century warehouses comprising 3.5 million sq. ft.

Building space for lease in SOUTH BOSTON

Type: 1

SITE

121 West First Street (off A Street)
South Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

James C. Dow, Trustee, Broker
Boston-America Realty Trust
20 Rowes Wharf #309
Boston MA 02110
Phone: 617-426-4747

SIZE

Total Building Space: 35,000 Sq.Ft
Building Space Available: 0 Sq.Ft
For Manuf./Warehouse: 0 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE TERMS

Rent: \$7.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Built: 1989 Renovated: Floors: 2.0
Stud Height: 24.00 Loading Docks: 5-Overhead roll-up
Freight Elevators: 0 Parking Spaces: 40

Utilities: Water, Electric, Gas
Amps: 200 Volts: 600 Phase: 3
Features: Excellent security and maintenance by owner & staff
Sprinklers: all
Renovations: none for use indicated
Description:

TRANSPORTATION

Public Trans: Broadway Station - bus route
Rail Trans: none
Port Access: none
Highway Trans: 128-I95-S.E. Expway, all within 1 mile
Distance to Airport: 2.0 miles

SITE USES

Manuf., Wrhse, office, R&D

COMMENTS

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type:

SITE

332 Congress Street
South Boston MA 02210

In Empowerment Zone: Y

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	32,195	Sq.Ft
Building Space Available:	0	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	5,549	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 0.0
Stud Height: 13.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities: Steam Heat, Electricity separately metered

Features:	Excellent window to floor ratio
Sprinklers:	Fully Sprinklered
Description:	Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans:	Red Line South Station or Broadway T Stop; Bus #6
Rail Trans:	None
Port Access:	None
Highway Trans:	93/SE Expressway and Mass Pike South Station Exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century warehouses comprising 3.5 mil. sq. ft.

Building space for lease in SOUTH BOSTON

Type:

SITE

374 Congress Street
South Boston MA 02210

In Empowerment Zone: Y

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space: 100,360 Sq.Ft
Building Space Available: 0 Sq.Ft
For Manuf./Warehouse: 0 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition: Built: 19c Renovated: Floors: 0.0
Stud Height: 13.00 Loading Docks: 1
Freight Elevators: 1 Parking Spaces:

Utilities: Steam Heat, Electricity separately metered

Features: Excellent window to floor ratio
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans: Red Line South Station or Broadway T Stop; Bus #6
Rail Trans: None
Port Access: None
Highway Trans: 93/SE Expressway and Mass Pike South Station exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century
warehouses comprising 3.5 mil. sq. ft.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: I

SITE

368 Congress Street
South Boston MA 02210

In Empowerment Zone: Y

CONTACT PERSON

Bob Kenney, Natalie Haight, Owner
Boston Wharf Company
253 Summer Street
South Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space: 110,124 Sq.Ft
Building Space Available: 0 Sq.Ft
For Manuf./Warehouse: 0 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition: Built: 19c Renovated: Floors: 6.0
Stud Height: 13.00 Loading Docks: 21
Freight Elevators: 2 Parking Spaces:

Utilities: Steam Heat, electricity separately metered

Features: Excellent window to floor ratio
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans: Red Line, South Station or Broadway T stop. Bus #6
Rail Trans: None.
Port Access: None.
Highway Trans: 93/SE Expway and Mass Pike South station exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century
warehouses comprising 3.5 million sq. ft.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: II

SITE

12 Farnsworth Street
South Boston MA 02210

In Empowerment Zone: Y

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	64,380	Sq.Ft
Building Space Available:	3,600	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	3,600	Sq.Ft
For R&D:	0	Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: Available space on 3rd floor

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 6.0
Stud Height: 13.00		Loading Docks: 1	Tailboard.
Freight Elevators: 1		Parking Spaces:	

Utilities: Steam Heat, Electricity Separately Metered

Features: Excellent window to floor ratio.
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans:	Red Line, South Station or Broadway T stop; Bus #6
Rail Trans:	None.
Port Access:	None.
Highway Trans:	93/SE Expressway and Mass Pike So. Station Exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century warehouses comprising 3.5 million sq.ft.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type:

SITE

36 West Broadway Street
South Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

Stanley Kublin, Owner
Kub Realty Trust
36 West Broadway Street
Boston MA 02127
Phone: 617-269-4242

SIZE

Total Building Space:	25,000	Sq. Ft
Building Space Available:	5,500	Sq. Ft
For Manuf./Warehouse:	5,500	Sq. Ft
For Industrial Office:	5,500	Sq. Ft
For R&D:	5,500	Sq. Ft
Building Foot Print:	6,000	Sq. Ft
Ground Floor Space Avail.:	0	Sq. Ft
Available Subdivision:	1st floor	

LEASE TERMS

Rent: \$6.00 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition:	Built: 1926	Renovated: 1985	Floors: 4.0
Stud Height: 12.00	Loading Docks: Tailgate loading.		
Freight Elevators: 1	Parking Spaces:		

Utilities:
Amps: 400 Volts: 120/240 Phase: Single & 3
Features:
Sprinklers:
Description: 3 story concrete.

TRANSPORTATION

Public Trans:	Broadway Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	1 mile to I-93 N/S.
Distance to Airport:	3.0 miles

SITE USES

Office, retail, R&D

COMMENTS

Electrical contractor, security systems contractor.

BRA / EDIC

Type:

SITE

63 Melcher Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	34,470	Sq.Ft
Building Space Available:	5,745	Sq.Ft
For Manuf./Warehouse:	5,745	Sq.Ft
For Industrial Office:	5,745	Sq.Ft
For R&D:	5,745	Sq.Ft
Building Foot Print:	5,745	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft
Available Subdivision:	Space available on 2nd floor	

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 6.0
Stud Height: 13.00		Loading Docks: 1	
Freight Elevators: 1		Parking Spaces:	

Utilities: Steam Heat, Electricity Metered Separately

Features: Excellent Window to floor ratio
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. dist.

TRANSPORTATION

Public Trans:	Red Line So. Station or Broadway T Stop; Bus #6
Rail Trans:	None
Port Access:	None
Highway Trans:	93/SE Expressway and Mass Pike So. Station exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century
warehouses comprising 3.5 mil. sq. ft.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: I

SITE

348 Congress Street
South Boston MA 02210

In Empowerment Zone: Y

CONTACT PERSON

Bob Kenney, Natalie Haight, Owner
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	45,000 Sq.Ft
Building Space Available:	7,500 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	7,500 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,500 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	Available space on 2nd

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 6.0
Stud Height: 13.00		Loading Docks: 1	
Freight Elevators: 1		Parking Spaces:	

Utilities: Steam Heat, Electricity Separately Metered

Features: Excellent window to floor ratio
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans:	Red Line-So. Station or Broadway T, Bus #6
Rail Trans:	None.
Port Access:	None.
Highway Trans:	93/SE Expwy and Mass Pike, So. Station Exit

COMMENTS

Boston Wharf Co. Owns and manages 70 turn of the century warehouses, comprising 3.5 mil. sq. ft.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type:

SITE

515-19 West Second Street
South Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

Mike McGrath, Broker
Pearson Associates
474 Summer Street
Boston MA 02210
Phone: 617-423-2000

SIZE

Total Building Space:	10,000 Sq.Ft
Building Space Available:	10,000 Sq.Ft
For Manuf./Warehouse:	10,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$6.00 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 16.00		Loading Docks: 2	Drive-in
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:
Sprinklers:
Description:

TRANSPORTATION

Public Trans:
Rail Trans:
Port Access:
Highway Trans:

COMMENTS

Space dividable to 5,000 sq.ft.

BRA / EDIC

Type: I

SITE

Kings Terminal
110 K Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Ralph Young, Broker

Boston MA
Phone: 617-268-0303

SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	10,240 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	12,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 4.0
Stud Height: 11.00		Loading Docks: 2	Tailboards.
Freight Elevators: 2		Parking Spaces: 38	

Utilities:

Features:

Sprinklers:

Description:

TRANSPORTATION

Public Trans:	Bus #7 between City Point and South Station, 2 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer St. to Congress to Southeast Expressway.
Distance to Airport:	3.0 miles

COMMENTS

large elevator, truck height access

BRA / EDIC

Type:

SITE

51 Melcher Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space: 110,000 Sq.Ft
Building Space Available: 11,000 Sq.Ft
For Manuf./Warehouse: 0 Sq.Ft
For Industrial Office: 11,000 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 11,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: Space Available on 3rd floor

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition: Built: 19c Renovated: Floors: 9.0
Stud Height: 13.00 Loading Docks: 1 Tailboards
Freight Elevators: 2 Parking Spaces:

Utilities: steam heat, electricity separately metered

Features: Excellent window to floor ratio.
Sprinklers: Fully Sprinklered
Description: Industrial/Office area directly adjacent to Fin. dist.

TRANSPORTATION

Public Trans: Red Line, South Station oe Broadway T Stop; Bus #6
Rail Trans: None
Port Access: None
Highway Trans: 93/SE Expressway and Mass Pike South Station exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the centry
warehouses comprising 3.5 mil. sq.ft.

BRA / EDIC

Building space for sale in SOUTH BOSTON

Type: I

SITE

200 Old Colony Avenue
Boston MA 02127

CONTACT PERSON

John McLaughlin, Owner

2 Hancock Street
Quincy MA 02171
Phone: 617-984-0600

In Empowerment Zone: Y

SIZE

Total Building Space:	11,500 Sq.Ft
Building Space Available:	11,500 Sq.Ft
For Manuf./Warehouse:	11,500 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	8,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

SALE TERMS

Sale price: \$ 500,000

Taxes:

BUILDING DESCRIPTION

Condition: Good	Built: 1910	Renovated: 1997	Floors: 2.0
Stud Height: 10.00	Loading Docks: 1 - drive thru doors		
Freight Elevators: 1	Parking Spaces: 9		

Utilities:	Gas, Water, Electric
Amps: 400	Volts: 120 Phase: 208
Features:	New elevator, new heating and A/C installed
Sprinklers:	All
Renovations:	Minimum for use indicated
Description:	

TRANSPORTATION

Public Trans:	MBTA train and bus station within 2 blocks
Rail Trans:	
Port Access:	
Highway Trans:	Rt 93 & Rt 90 within 1/4 of a mile
Distance to Airport:	2.0 miles

SITE USES

Manufacturing

COMMENTS

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: I

SITE

215 A Street
South Boston MA 02210

In Empowerment Zone: N

CONTACT PERSON

Bob Kenney, Natalie Haight, Owner
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	72,684 Sq.Ft
Building Space Available:	11,700 Sq.Ft
For Manuf./Warehouse:	11,700 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	12,114 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	Available space on 4th floor

LEASE TERMS

Rent: \$4.25 /Sq.Ft

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 6.0
Stud Height: 12.00		Loading Docks: 1	
Freight Elevators: 2		Parking Spaces:	

Utilities:

Features: With passenger elevator.
Sprinklers:
Description: Mostly open space.

TRANSPORTATION

Public Trans:	Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	A Street to Melcher Street to Summer Street to I-93 N/S.
Distance to Airport:	2.0 miles

SITE USES

Industrial, office.

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century warehouses, comprising 3.5 million sq. ft.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: II

SITE

King Terminal
60 K Street
South Boston MA 02127

In Empowerment Zone:

CONTACT PERSON

Ralph Young, Broker
King Terminal
21 Elkins Street
Boston MA 02127
Phone: 617-268-0303

SIZE

Total Building Space:	40,000 Sq.Ft
Building Space Available:	15,230 Sq.Ft
For Manuf./Warehouse:	15,230 Sq.Ft
For Industrial Office:	15,230 Sq.Ft
For R&D:	15,230 Sq.Ft
Building Foot Print:	10,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	4th floor could be subdivided

LEASE TERMS

Rent: \$ 7.00 - 8.50 /Sq.Ft.

BUILDING DESCRIPTION

Condition: Excellent	Built: 1912	Renovated: 1988	Floors: 4.0	Crane: Y	Capacity in tons: 0.0
Stud Height: 11.00	Loading Docks: 1 Tailboard				
Freight Elevators: 1	Parking Spaces: 30				

Utilities:	Water
Amps: 600	Volts: Phase:
Features:	Outdoor Lighting, parking & 24hr access
Sprinklers:	All
Renovations:	None for use indicated
Description:	Wood Beam and Brick construction

TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line), 1 block.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 1 1/2 miles.
Distance to Airport:	2.0 miles

SITE USES

Office R&D

COMMENTS

New elevator, roof, electrical, & windows
Completely renovated in 1989

BRA / EDIC

Building space for sale/lease in SOUTH BOSTON

Type: III

SITE

329 West Second Street
South Boston MA 02127

In Empowerment Zone: Y

CONTACT PERSON

Dana Narlee, Broker
Pearson Associates
474 Summer Street
Boston MA 02210
Phone: 617-423-2000

SIZE

Total Building Space:	15,500 Sq.Ft
Building Space Available:	15,500 Sq.Ft
For Manuf./Warehouse:	13,500 Sq.Ft
For Industrial Office:	2,000 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	15,500 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE/SALE TERMS

Rent: \$6.00 /Sq.Ft Triple Net
Sale price: \$ 650,000

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 1.0
Stud Height: 16.00		Loading Docks:	
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:
Sprinklers: All
Description:

TRANSPORTATION

Public Trans:
Rail Trans:
Port Access:
Highway Trans:

COMMENTS

BRA / EDIC

Building space for sale/lease in SOUTH BOSTON

Type: II

SITE

388 East Eighth Street
South Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

Edward F. Smith, Owner

932 Dorchester Avenue
Boston MA 02125
Phone: 617-436-8829

SIZE

Total Building Space:	15,600 Sq.Ft
Building Space Available:	15,600 Sq.Ft
For Manuf./Warehouse:	15,600 Sq.Ft
For Industrial Office:	15,600 Sq.Ft
For R&D:	15,600 Sq.Ft
Building Foot Print:	15,600 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	6,000 SF avail. on 1st & 2nd flrs; 3,000 SF on 3rd.

LEASE/SALE TERMS

Rent: \$ 8.00 - 8.00 /Sq.Ft.	Triple Net
Sale price: \$ 850,000	Taxes: \$ 24,000

BUILDING DESCRIPTION

Condition:	Built: 1984	Renovated: 1990	Floors: 3.0
Stud Height: 15.00	Loading Docks: 1 Drive-in.		
Freight Elevators: 0	Parking Spaces:		

Utilities:

Amps: 600	Volts: 230	Phase: 1, 3
Features:	New HVAC system. Plenty of street parking.	
Sprinklers:	Yes	
Description:	Concrete, 3-story	

TRANSPORTATION

Public Trans:	MBTA Broadway Station (Red Line), 1/4 mile.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	To Dorchester Street to Broadway to I-93, 1/2 mile.
Distance to Airport:	4.0 miles

SITE USES

R&D, office, light mnfg.

COMMENTS

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: III

SITE

369 - 383 - 385 Dorchester Aven
369 - 383 - 385 Dorchester Avenue
South Boston MA 02127

In Empowerment Zone: Y

CONTACT PERSON

Abraham K. Wang, Trustee, Owner
Patriot Associates
383 Dorchester Avenue
Boston MA 02127
Phone: 617-268-0383

SIZE

Total Building Space: 100,000 Sq.Ft
Building Space Available: 18,000 Sq.Ft
For Manuf./Warehouse: 18,000 Sq.Ft
For Industrial Office: 0 Sq.Ft
For R&D: 0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: 1st floor.

LEASE TERMS

Rent: \$ 4.50 - 5.75 /Sq.Ft. Triple Net

BUILDING DESCRIPTION

Condition: Built: 1930 Renovated: Floors: 1.0
Stud Height: 18.00 Loading Docks: Multiple
Freight Elevators: 0 Parking Spaces:

Utilities: Electricity, gas, and water.
Amps: Volts: 220 Phase: 3
Features:
Sprinklers: 100 %
Description:

TRANSPORTATION

Public Trans: Red Line Andrews station and Broadway station about .25 mile
Rail Trans: Rail siding can be restored.
Port Access:
Highway Trans: Mass Pike and expressway .5 mile. S.B. Haul Road 500 feet.
Distance to Airport: 2.0 miles

SITE USES

Warehouse, wholesale dist, mnfg

COMMENTS

4.5 acres, level, 500 ft front on Dorchester Avenue, most buildings are single-story, old-style mill buildings.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type:

SITE

415 E Street
Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

Williams S. Zielinski, Broker
Meredith & Grew Inc.
160 Federal Street
Bostn MA 02110
Phone: 617-330-8000

SIZE

Total Building Space:	21,250 Sq.Ft
Building Space Available:	21,250 Sq.Ft
For Manuf./Warehouse:	21,250 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE TERMS

Rent: \$6.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 0.0
Stud Height: 24.00		Loading Docks: 3	tailboard doors
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features: 5 offices, 2 conference rooms, Alarm System
Sprinklers:
Description:

TRANSPORTATION

Public Trans:
Rail Trans:
Port Access:
Highway Trans:

COMMENTS

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: II

SITE

Kings Terminal
15 Elkins Street
South Boston MA 02127

In Empowerment Zone:

CONTACT PERSON

Ralph Young, Broker
King Terminal
21 Elkins Street
Boston MA 02127
Phone: 617-268-0303

SIZE

Total Building Space:	36,000 Sq.Ft
Building Space Available:	21,600 Sq.Ft
For Manuf./Warehouse:	0 Sq.Ft
For Industrial Office:	21,600 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	7,200 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	Floors 2,3, & 4 could be subdivided

LEASE TERMS

Rent: \$ 7.00 - 8.50 /Sq.Ft.

BUILDING DESCRIPTION

Condition: Excellent Built: 1917 Renovated: 1994 Floors: 4.0
Stud Height: 11.00 Loading Docks: 1 Tailboard
Freight Elevators: 1 Parking Spaces: 20

Utilities: Water
Amps: 600 Volts: Phase:
Features: outside lighting and some guard service
Sprinklers: None
Renovations: Minimum for Use indicated
Description:

TRANSPORTATION

Public Trans:	Bus #7: City Point - South Station (Red Line).
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 1 mile.
Distance to Airport:	2.0 miles

SITE USES

Manuf., Office, R&D

COMMENTS

Building exterior and roof renovated in 1994

BRA / EDIC

Type:

SITE

40 Midway Street
South Boston MA 02210

In Empowerment Zone:

CONTACT PERSON

Bob Kenney, Natalie Haight, Broker
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	77,000 Sq.Ft
Building Space Available:	66,000 Sq.Ft
For Manuf./Warehouse:	66,000 Sq.Ft
For Industrial Office:	66,000 Sq.Ft
For R&D:	66,000 Sq.Ft
Building Foot Print:	11,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft
Available Subdivision:	space available on 2-7th floors

Sale price:

Taxes:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 7.0
Stud Height: 13.00		Loading Docks: 1	
Freight Elevators: 1		Parking Spaces:	

Utilities: Steam Heat, Electricity separately metered

Features: Excellent window to floor ratio

Sprinklers: Fully Sprinklered

Description: Industrial/Office area directly adjacent to Fin. Dist.

TRANSPORTATION

Public Trans: Red Line South Station or Broadway T Stop; Bus #6

Rail Trans: None

Port Access: None

Highway Trans: 93/SE expressway and Mass Pike. South Station exit

COMMENTS

Boston Wharf Co. owns and manages 70 turn of the century
warehouses comprising 3.5 million sq. ft.

BRA / EDIC

Building space for sale/lease in SOUTH BOSTON

Type:

SITE

39 Old Colony Avenue
Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

Whitford S. Bond, Gregory H. Cahill, Broker
Nordblom Company
50 Congress Street
Boston MA 02109
Phone: 617-482-7000

SIZE

Total Building Space:	66,317 Sq.Ft
Building Space Available:	66,317 Sq.Ft
For Manuf./Warehouse:	59,954 Sq.Ft
For Industrial Office:	6,363 Sq.Ft
For R&D:	0 Sq.Ft

Ground Floor Space Avail.: 0 Sq.Ft

LEASE/SALE TERMS

Rent:

Sale price: \$ 2,500,000

Taxes: \$ 69,081

BUILDING DESCRIPTION

Condition:	Built:	Renovated:	Floors: 0.0
Stud Height: 14.00		Loading Docks: 8	Tailboard; 3 platform level; 2 walk-in
Freight Elevators: 0		Parking Spaces:	

Utilities:

Features:

Sprinklers: full

Description: Brick with steel frame on concrete slab

TRANSPORTATION

Public Trans: short walk to Broadway T Station; Red Line

Rail Trans:

Port Access:

Highway Trans: Route 3, I-93 and Mass Pike, also Ted Williams Tunnel

COMMENTS

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: I

SITE

4 Alger Street
South Boston MA 02127

In Empowerment Zone: Y

CONTACT PERSON

Dana Boole, Tom Leggat, Owner
The Leggat Company
One Liberty Square
Boston MA 02109
Phone: 617-451-3500

SIZE

Total Building Space:	100,000 Sq.Ft
Building Space Available:	70,000 Sq.Ft
For Manuf./Warehouse:	62,000 Sq.Ft
For Industrial Office:	8,000 Sq.Ft
For R&D:	62,000 Sq.Ft
Building Foot Print:	100,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent: \$5.50 /Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Good	Built: n/a	Renovated:	Floors: 1.0
Stud Height: 18.50		Loading Docks: 6:	3-levelers, 3-dock height
Freight Elevators: 0		Parking Spaces: 45	

Utilities:	Gas/Water/Electric
Amps: 2000	Volts: 208/120 Phase: 3
Features:	Quick access to Haul Road to Ted Williams Tunnel to Airport
Sprinklers:	Full
Renovations:	None required for use(s) indicated
Description:	

TRANSPORTATION

Public Trans:	MBTA Red Line at Andrew Sq. (5 min. walk) & Broadway (10 min)
Rail Trans:	Yes - Spur must be reactivated
Port Access:	
Highway Trans:	Rt. 93 (1 mile)
Distance to Airport:	2.5 miles

SITE USES

Manufacturing/Warehouse

COMMENTS

Warehousing co. has occupies remaining 30K sqft which expire 9/99, at that time can deliver balance of building.

BRA / EDIC

Building space for lease in SOUTH BOSTON

Type: I

SITE

321 Summer Street
South Boston MA 02210

In Empowerment Zone: N

CONTACT PERSON

Bob Kenney, Natalie Haight, Owner
Boston Wharf Company
253 Summer Street
Boston MA 02210
Phone: 617-426-6034

SIZE

Total Building Space:	110,000 Sq.Ft
Building Space Available:	110,000 Sq.Ft
For Manuf./Warehouse:	110,000 Sq.Ft
For Industrial Office:	0 Sq.Ft
For R&D:	0 Sq.Ft
Building Foot Print:	11,000 Sq.Ft
Ground Floor Space Avail.:	0 Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition:	Built: 19c	Renovated:	Floors: 10.0
Stud Height: 12.00		Loading Docks: 2	
Freight Elevators: 3		Parking Spaces:	

Utilities:

Features: Open space. With partitioned office spaces.
Sprinklers:
Description: Industrial area adjacent to downtown Boston.

TRANSPORTATION

Public Trans:	South Station (Red Line), 3 blocks.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Summer Street to I-93 N/S, 3 blocks.
Distance to Airport:	2.0 miles

SITE USES

Industrial, office.

COMMENTS

BRA / EDIC

Building space for lease in SOUTH BOSTON - MIP

Type: I

SITE

CONTACT PERSON

Bronstein Industrial Center
21 - 23 - 25 Drydock Avenue
South Boston MA 02210

Jane K. Donnelly, Broker
K.C. Donnelly & Company
11 Valley View Road
Weston MA 02193
Phone: 617-894-2018

In Empowerment Zone: Y

SIZE

Total Building Space: 825,000 Sq.Ft
Building Space Available: 150,000 Sq.Ft
For Manuf./Warehouse: 150,000 Sq.Ft
For Industrial Office: 150,000 Sq.Ft
For R&D: 150,000 Sq.Ft
Building Foot Print: 102,000 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft
Available Subdivision: 5,000 - 17,199 SF on one floor.

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition: Built: 1914 Renovated: 1983 Floors: 8.0
Stud Height: 13.00 Loading Docks: Ample Tailboard
Freight Elevators: 5 Parking Spaces: 40

Utilities: Steam heat.
Amps: 400 Volts: 277 Phase: 3
Features: 2 passenger elevators, new restrooms.
Sprinklers: Full.
Renovations: Depends on tenant.
Description: Class A reinforced concrete construction.

TRANSPORTATION

Public Trans: Bus #6: Army Base/MIP - Haymarket; South Station (Red Line).
Rail Trans: Yes (at night only).
Port Access: Docking facility across the street.
Highway Trans: Summer Street or Northern Avenue to I-93 N/S, 1 mile.
Distance to Airport: 3.0 miles

SITE USES

Manufacturing, warehouse, R&D.

COMMENTS

Additional parking available in garage across the street.
Shuttle bus available to/from South Station. Competitive Rent

BRA / EDIC

Building/Land space for lease in SOUTH BOSTON

Type: I

SITE

Court Square Press Building
14 - 16 Greenbaum Street
South Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

John Cremmen, Broker
Peter Elliot, LLC
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Total Building Space: 218,000 Sq.Ft
Building Space Available: 218,000 Sq.Ft
For Manuf./Warehouse: 218,000 Sq.Ft
For Industrial Office: 218,000 Sq.Ft
For R&D: 0 Sq.Ft
Building Foot Print: 28,400 Sq.Ft
Ground Floor Space Avail.: 0 Sq.Ft

Open Space Available: 65,340 Sq.Ft
Parcel Size: 2.50 Acres

LEASE TERMS

Rent: \$28.00/Sq.Ft Triple Net

BUILDING DESCRIPTION

Condition: Built: 1937 Renovated: Floors: 6.0
Stud Height: 12.00 Loading Docks: 2 Tailboards.
Freight Elevators: 4 Parking Spaces: 200

Utilities: Oil heat.

Features: 1 passenger elevator; alarm system.
Sprinklers: Full.
Renovations: Depends on use.
Description: Building is free standing on whole block.

TRANSPORTATION

Public Trans: Adjacent to Broadway Station (Red Line).
Rail Trans: None.
Port Access: None.
Highway Trans: Foundry Street to Broadway to I-93 N/S, 1/2 mile.
Distance to Airport: 3.0 miles

SITE USES

Manufacturing, warehouse.

COMMENTS

For lease subject to sale and conversion to office use
May be convertible to residential or elderly housing

BRA / EDIC

Land space for sale/lease in SOUTH BOSTON

Type:

SITE

Commonwealth Metals
501-527 Dorchester Avenue
Boston MA 02127

In Empowerment Zone: N

CONTACT PERSON

Peter Elliot & Company, Inc., Broker
John Cremmen
260 Franklin Street
Boston MA 02110
Phone: 617-439-9100

SIZE

Open Space Available: 279,050 Sq.Ft
Parcel Size: 6.41 Acres

LEASE/SALE TERMS

Rent:

Sale price:

TRANSPORTATION

Public Trans:

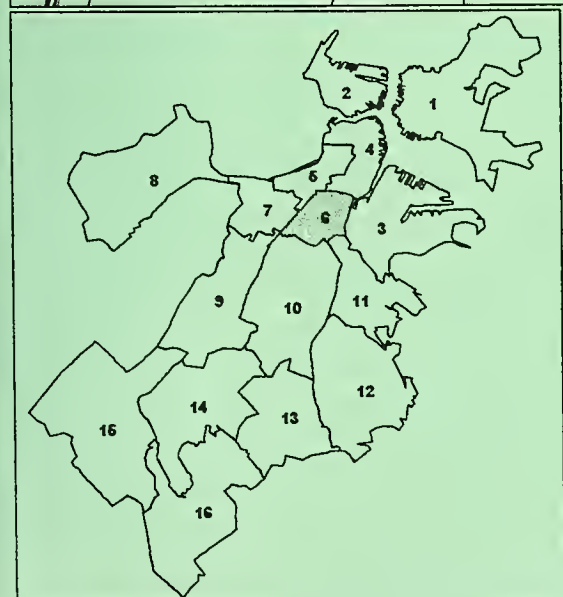
Rail Trans:

Conrail access at site on Western Boundary

Port Access:

Highway Trans:

COMMENTS



South End

Land and Buildings for Sale or Lease

Index of Building Space and Land Available in:

SOUTH END

Sq. Ft. Available	Site Address	Building or Land	Status
4,543	1222 Washington Street	Building	For Lease
55,000	1234 Washington Street	Building	For Lease

BRA / EDIC

Building space for lease in SOUTH END

Type: II

SITE

1234 Washington Street
South End MA 02118

CONTACT PERSON

Arthur Leon, Owner

1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

In Empowerment Zone: Y

SIZE

Total Building Space:	65,000	Sq.Ft
Building Space Available:	55,000	Sq.Ft
For Manuf./Warehouse:	55,000	Sq.Ft
For Industrial Office:	55,000	Sq.Ft
For R&D:	55,000	Sq.Ft
Building Foot Print:	65,000	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE TERMS

Rent: \$ 5.00 - 15.00 /Sq.Ft.

BUILDING DESCRIPTION

Condition:	Built: 1950	Renovated: 1985	Floors: 1.0
Stud Height: 15.00	Loading Docks: 3 Drive-in.		
Freight Elevators: 0	Parking Spaces: 60		

Utilities: Boston Gas, Boston Edison, Boston Water & Sewer

Features: Retail

Sprinklers: Full.

Description: Reinforced concrete building.

TRANSPORTATION

Public Trans:	Back Bay Station (Orange Line), 1/2 mile, Commuter Rail.
Rail Trans:	None.
Port Access:	None.
Highway Trans:	Washington Street to Herald St. to I-93 (SE Expressway).
Distance to Airport:	2.0 miles

SITE USES

R&D, manufacturing, warehouse

COMMENTS

BRA / EDIC

Building space for lease in SOUTH END

Type: II

SITE

Red Fez
1222 Washington Street
Boston MA 02118

In Empowerment Zone: N

CONTACT PERSON

Arthur Leon, Owner

1234 Washington Street
Boston MA 02118
Phone: 617-482-8383

SIZE

Total Building Space:	4,543	Sq.Ft
Building Space Available:	4,543	Sq.Ft
For Manuf./Warehouse:	0	Sq.Ft
For Industrial Office:	0	Sq.Ft
For R&D:	0	Sq.Ft
Building Foot Print:	3,385	Sq.Ft
Ground Floor Space Avail.:	0	Sq.Ft

LEASE TERMS

Rent:

BUILDING DESCRIPTION

Condition: Excellent	Built: 40s	Renovated: 1973	Floors: 3.0
Stud Height: 0.00	Loading Docks: None		
Freight Elevators: 0	Parking Spaces:		

Utilities: Gas Water Electric

Features:

Sprinklers:

Renovations: Other

Description:

TRANSPORTATION

Public Trans:	Bus #49
Rail Trans:	
Port Access:	
Highway Trans:	93 N & S, 2 blocks away

COMMENTS

